

Short Term Vacation Rentals (STR's)

Commission Comments from June 1st Planning Commission Meeting

(Commissioner Stewart absent; Chair Frank recused)

Commissioner and public questions:

1. Should there be a minimum distance between STRs; and if so, what should the distance be?
2. What should be the minimum rental duration of an STR?
3. Should there be a maximum number of nights that an STR is rented per year? And if so, what should the maximum be?
4. Should the City require or allow homestays?
5. What is a reasonable daytime visitor limit and parking based occupancy limit?

Commissioner Dozier

- a) The Local Coastal Program (LCP) won't be approved if the City bans STR's. The City can't refuse to have STR's.
- b) 400 ft. is an agreeable minimum distance between STR's based upon the survey.
- c) Develop a set number of permits that could be issued based upon square footage in the area.
- d) Look at best practices that have been gathered from other cities and use that as a guideline to see how to administer STR programs.
- e) Put in place some funding mechanism (ex., like a Community Facilities District) so a portion of the Transit Occupancy Tax (TOT) revenue is put back into the area where the CFD generated use is located in order to help with upkeep and maintain the area.

Commissioner Fuhring

- a) Based upon what the California Coastal Commission (CCC) is saying, we have to regulate STR's. We should only allow homestays. If we are successful in regulating homestays then we can consider allowing and regulating whole house STR's.
- b) There should be no minimum distance required between STR's.
- c) The minimum rental duration should be 1 week.
- d) I have no opinion on the maximum number of nights at STR or homestay should be rented.
- e) If the unit is owner occupied, the owner should be limited to renting out only 1 bedroom and only 1 visitor car should be allowed.

Commissioner Chua

- a) As for minimum distance between STR's, there could be a signature approval process where the applicant obtains signatures from people living within a certain distance of an STR. We can set a high bar like 90% approval rate.
- b) If regulating STR, the City needs staffing which are specifically designated to enforcing STR regulations. City need to have responsibility to provide peace and order. Prioritizes staffing to respond to calls on areas with a major concentration of STR's.

- c) On number of visitors, set the maximum number of people and parking allowed, not a range as proposed by staff.
- d) I support homestays. An absentee homeowner is required to have an onsite resident who represents the homeowner and is responsible for staying on the property when the home is rented as a homestay.
- e) The maximum rental day should be 7 days.
- f) No opinion on maximum number of nights rented per year. If have homestays on the property, this might negate the problem.

Commissioner Sanchez

- a) Put a limit on the number of STR allowed in a particular neighborhood.
- b) STR's need to be regulated.
- c) It is not acceptable for investors who purchase homes to rent as STRs to not have accountability.
- d) I like Commissioner Dozier's idea to looking at best practices from other cities and extract items which we think will work best for us.

Commissioner Huber

- a) We have STRs throughout the city, not just at the beach.
- b) There is a cost to require enforcement.
- c) Put definition into the zoning code to define a STR; it should be less than 30 days.
- d) STR should pay TOT.
- e) For home sharing outside the beach area, we need to have a person that resides in the city limits so they can respond to a potential complaint within 15 minutes.
- f) I like the idea of a percentage of homes being rented to an STRs; but it should be a low percentage - like 3%.
- g) There should be no large parties without a permit. We need to regulate these with an SUP.
- h) We should not have a lottery to determine who get to operate STRs.
- i) We should have an STR Administrator.
- j) Timeshares should be defined as not less than 7 days and no more than 30 days.
- k) We should limit the number of nights an STR can be rented to 120 days per year.
- l) The responsible caretaker in the RB1 zone should be available to respond within 30 minutes of receiving a complaint.
- m) I don't like the idea of playing STR signage outside the home. The responsible caretaker must provide caretaker's contact information to the residents and property owners in the area.
- n) Limit parking to what the property has on site.
- o) Don't like establishing an occupancy limit.