Vacation Short-Term Rental Sub Committee Meeting

December 6, 2014

Agenda:

* Welcome to all
* Statement of reason for our being here – emphasis our concern is for RS single family zone and VRs occurring there
* Open discussion for new attendees to express thoughts
* Discussion on City meeting and their thoughts
* Presentations
  + What other cities have done- thoughts from City Council
  + Thoughts from Coastal Commission
  + Jonah Mechanic – VR permit, penalties and thoughts
  + CAPP Noise Ordinance overview
  + Other –
* Open for discussion on presentations
* Discussion – Jim Krokee
  + Two sides to issue on what to do
  + Probably have two recommendations to PBPG
  + Need for reason why we are here
    - Can be used for any recommendation
    - A must to explain to Council Members the concern for short-term rentals and why we are making recommendation(s)
* Outline statement of concern partially taken from City of Big Bear ordinance that could be used in our recommendation
* Open for discussion on outline statement of concern
* Vote by new members of sub-committee on statement of concern
* Open discussion and capture thoughts on
  + reason for an ordinance/permit for VR or
  + to capture thoughts on why VR should be eliminated from RS single family zone.
* Next meeting Jan 10 – 11:30 until 1:30 Bring something to eat
  + Hopefully we can finalize suggestions to present to the full PBPG in February

Statement of concern- reason for the recommendations

* *Concern* - The rental of private homes by the owners or authorized representative for temporary short-term occupancy has been identified as a community concern due to the potential for increased automobile traffic, noise, and density and change in character, in single family residential neighborhoods and multifamily neighborhoods if this use is not property regulated.
* *Standards –* The number of occupants under temporary short-term rentals has the potential to exceed standards for the design capacity of structures and cause health and safety problems that may constitute a danger to life and adjacent properties.

Example for short-term rental restriction

* The purpose of RS zones is to provide for residential development that promotes neighborhood quality character and livability and minimize impacts to adjacent properties. Developed properties should reflect the scale, and character of the neighborhood and maintain or reduce density standards. (from SDMC 131.0403)
* Other reasons

Example for a VR short-term rental ordinance/ permit

* The rental of private homes on a short-term basis to visitors provides a community benefit by expanding the number and type of lodging facilities available and assists visitor access to our beaches. An ordinance/permit should be developed to regulate the operation of short-term rentals in all zones in our City.
* Other reasons
* Example or outline of the permit requirements