

Press Release -

July 9, 2018

From the SD Community Short Term Vacation Rental (STVR) Working Group

City Council will vote and pass STVR Regulations on July 16th 2018.

The SD Community STVR Working Group is a community-wide ad-hoc group formed to give voice to residents and businesses in the development of SD STVR Regulations. Its membership includes Clairemont, La Jolla, Mission Beach, Ocean Beach Town Councils, NeighborsforResidents, University City Community Association, Pacific Beach Planning Group and many experts. The Working Group Philosophy and Policies were embedded in a set of Recommendations for STVR Regulations provided to the Mayor earlier this year. Community consensus is that regulations should include dedicated funds, permitting, monitoring, enforcement and penalties for violations. Neighbors need to know the locations and ownership of STVRs, to ensure that STVRs are good neighbors, and if there are problems, prompt attention is assured.

Mayor Faulconer's Short Term Vacation Proposed Ordinances and accompanying changes to the San Diego Municipal Code were recently released, in anticipation of the City Council vote scheduled for July 16th, 2018.

The Working Group is strongly opposed to two key provisions:

- **Primary Residence ~~Plus One~~ -** The right to operate a short term rental should be restricted to **Primary Residence Only**.
- **Discriminatory Treatment of Neighborhoods Without Community Input.** The proposed ordinances establish a precedent of unlimited number of permits allowed in one neighborhood and a three night minimum in only some neighborhoods.

The SD Community STVR Working Group is holding a public forum to answer questions or concerns about how the proposed short term vacation rental ordinance will affect schools and residential neighborhoods of San Diego. You are invited to review our Working Group Recommendations (refer <http://lajollatowncouncil.org/>) and add your voice.

Join us July 12th, 2018 at a public meeting of the Working Group hosted by the La Jolla Town Council at the La Jolla Recreation Center 615 Prospect Street, La Jolla @ 6:00pm. All are welcome.

PUBLIC MEETING OF THE SD COMMUNITY STVR WORKING GROUP

Date: July 12, 2018

Location: La Jolla Recreation Center 615 Prospect Street, La Jolla

Time: 6:00pm

For more Information contact: Ann Kerr Bache, Working Group Chair (president@lajollatowncouncil.org)

Or any signer of the Working Group Recommendations as found on attached document.

San Diego Community Working Group on Short Term Vacation Rentals Recommendations for STVR Regulations

Fiscal Management

Establish an Enterprise Fund to which all STVR fees and fines are deposited and dedicated to administration and enforcement.

Permit Process

1. Limit STVRs to Primary Residence only.
2. Impose limits on the number of STVRs in a community. Determination of appropriate limits should give strong weight to recommendations from the communities affected. For example, 1-25 % to preserve our neighborhood character and quality of life, while acknowledging the desire to home share.
3. Limit proximity of STVRs to a range between 50 and 500 feet. Where this limit is currently exceeded, grandfather only existing STVR Operators who have been paying TOT and other business fees and licenses.
4. STVR Permits do not convey when property ownership changes.

Monitoring & Enforcement

1. Include STVR Permits on the Development Services Ministerial Permit Map (<https://opendsd.sandiego.gov/Web/Maps/ApprovalsMinisterial>), including owner name, local contact for rental information and problem resolution for all permitted STVRs. Include Code Enforcement Actions (<https://opendsd.sandiego.gov/Web/Maps/CECase>)
2. Require Owner to post a sign readable from the street with the owner Permit # and 24 hour Owner Response #.
3. Establish a 24/7 Nuisance Response Plan to ensure fair and effective response to complaints about STVRs. It should include a Vacation Rental Hotline and electronic tools such as a webpage or SD GET IT DONE APP.
4. Establish a certified violation process with effective fines and penalties.
 - \$500 first violation
 - \$2500 second violation
 - Third Violation: Revoke Permit
 - \$1000 fine per renter (transient)
5. Post a "Good Neighbor Policy" on the STVR page on the City website and in a prominent location in the vacation rental property that includes:
 - Notice that this is a residential area, not a commercial zone, and that renters must respect the rights of neighbors.
 - Provide notice that no business signs can be displayed, and lighting regulations enforced.
 - San Diego Noise Ordinance Information for Residential areas, including:
 1. A simple explanation of the 40 decibel limit from 10 p.m. to 7 a.m.
Provide Notice that Violations of the Noise Ordinance can result in fines of up to \$1000 for each transient

Adopt and Utilize San Francisco as Model for San Diego

- [Comprehensive Ordinance](#)
- [Website and Administration](#)
- [Directive to Hosting Platforms](#)

In addition to the

- STVR Working Group Enhanced Monitoring and Enforcement Outlined Above:
 - Engage Neighbors & Community in Active Monitoring, Rapid Response & Stiff Penalties

Signers –

Ann Kerr Bache
Chair STVR Working Group, SD Coalition of Town Councils
President, La Jolla Town Council

S/ Barry Bernstein
President
University City Community Associations

S/ Chris Brewster
Public Health & Safety

S/ Tom Coat
President
NeighborsforNeighborhoods

S/Lynn Haims
Clairemont Town Council Coalition Representative

S/Henish Pulickal
Chair, Pacific Beach Planning Group

S/Karl Rand
Chair, Development Subcommittee
Pacific Beach Planning Group

S/Marcus Turner
President, Ocean Beach Town Council

S/Gary Wonacott
President, Mission Beach Town Council

S/Eden Yaeger
President, Coalition of Town Councils