



Clairemont Town Council • La Jolla Town Council • Mission Beach Town Council
Ocean Beach Town Council • Pacific Beach Town Council

February 16, 2018

Elyse W. Lowe
Director of Land Use and Economic Development
City of San Diego
202 C Street
San Diego, CA 92101

Dear Elyse,

We appreciated the opportunity to meet with you on February 13, and your invitation to provide our Coalition Recommendations to you regarding ordinances governing Short Term Vacation Rentals (STVRs). Our Recommendations for STVR Regulations are conveyed with this letter.

We believe if implemented, our community-based approach preserves the character and quality of life of our neighborhoods, while respecting rights to home sharing. The **SD Coalition of Town Council Recommendations on STVR Regulations** address the whole process; establishing a dedicated Ministerial Enterprise Fund; legally establishing the type and number of STVR entities; monitoring and enforcing their operation; and providing public information to facilitate the monitoring process, enhancing our limited enforcement resources.

Respectfully,


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

S/Greg Daunoras
President, Pacific Beach Town Council

S/Lynn Haims
Clairemont Town Council Coalition Representative

S/Marcus Turner
President, Ocean Beach Town Council

S/Gary Wonacott
President, Mission Beach Town Council

S/Eden Yaeger
President, Clairemont Town Council

San Diego Coalition of Town Councils 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. Adopt Bry Proposal, limiting 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