

February 19, 2020

To: Mayor Gloria, City Council, City Attorney

The San Diego Working Group, which is composed of community representatives from District two Town Council and Planning Groups; La Jolla, Mission Beach, Ocean Beach, Pacific Beach, and University City, have been working to encourage a thoughtful and reasonable approach to the short-term rental (STR) issue for the past four years.

Our official position has been that whole-home STR's should be limited to a person or family's primary residence. We also agree that robust enforcement is essential to the success of any strategy to address this issue and have provided extensive suggestions in this regard.

We have thoroughly reviewed the ordinance proposed by Council President Campbell's office.

And while we cannot fully endorse this approach, due to its conflict with our established position, we also note that it contains no language that would limit impact on a specific neighborhood or Council District.

It is quite likely under the proposed ordinance that significant impact would be felt in specific areas of the City, increasing additional pressure on affordable long term residential housing.

So in conclusion, we respectfully propose adding language that would limit the total number to a maximum of 25% of all Tier 3 rentals within any Council District. This type of location restriction has been used for many years, controlling Liquor Licenses, Marijuana Dispensaries and Adult Entertainment throughout the City.

Specifically, we recommend amending the proposed ordinance as follows, with the new language in bold:

§510.0104 (d) (4) The total number of Tier Three Licenses issued shall not exceed 1 percent of the total housing units in the City of San Diego, **with no more than 25 percent of the total number of Tier Three Licenses within any individual City Council District**, excluding the total housing units within the Mission Beach Community Planning Area, based on the most recent Demographic and Socioeconomic Housing estimates issued by the San Diego Association of Governments (SANDAG), rounded up to the next whole number. The total number of available Tier Three Licenses shall be updated once every two years based on the formula in this section 510.0104(d)(4). The total number of Tier Three Licenses shall not be reduced below the total number of Tier Three Licenses available in the prior two-year period.

Ann Kerr Bache

Chair

San Diego Community Working Group on STVR