**Approved recommendations from the Sub Committee**

**Recommendation**

Therefore the PBPG appointed sub-committee for investigating the vacation short-term rental of residences less than 30 days, recommends that the City modify the San Diego Municipal Code to require a conditional use permit for the operation of any vacation short-term rental citywide and that the permit fees be determined to cover the City’s cost for management and enforcement of the permit.- ***approved 9-0 by members of sub-committee***

The Vacation Rental sub-committee additionally recommends that the City permit for the establishment and operation of any vacation short-term rental less than 30 days city wide, at a minimum shall include the following standards

* All businesses, agents, property managers or owners of property applying for a Vacation Rental permit shall include their 24/7 contact information along with phone numbers. This list shall be published in the City online web site.
* The permit shall require TOT as per Municipal Code.
* All marketing for the property shall have the permit number listed.
* The dwelling to be used as a vacation rental shall be reviewed by the City’s Vacation Rental Manager who will determine the maximum number of people that could be housed in the rental by number of bedrooms and dwelling square footage and the maximum number of vehicles that can be parked at the rental by the property’s number of off street parking
* The City’s Vacation Rental Manager shall determine that the residence is properly maintained with no known code violations, adequate safety features like fencing for pools, along with a one or more fire extinguisher, smoke detectors by code, adequate storage of flammable liquids, and adequate trash and recycling containers
* The residence shall be equipped with one identification sign, with the names of the managing agency, agent, property manager or owner of the residence with the telephone number, the maximum number of occupants permitted to stay in the unit; the number of vehicles allowed to be parked on the property and the phone number of the Cities Vacation Rental Manager.
* All noise or disturbance violations at the short-term rental, reported by neighbors, shall be recorded by the police and given an incident number stating that this is a short-term rental. A copy shall be sent to the Cities Vacation Rental Manager. The City shall notify the listed property manager, operator, owner in writing with the evidence to substantiate any violation of noise or other permit requirement as per the City’s CAPP program. After the notification of three substantiated violations of the noise ordinance within a 6 month period, the permit for operation can be revoked and fines levied to the property owner as per the CAPP program. This may be appealed to the City for consideration to keep the vacation short-term rental permit.
* Any business, agent, property manager or owner of property who rentals one or more transient private home rental unit shall be required to obtain a City Business license and permit for operation.
* All short-term rental units shall be covered by a liability insurance policy with amounts determined by the City.

**Approved by members of sub-committee 8-1**

**Ryan Janz Mission Bay Vacation Rentals voted against and stated that**

**Bullet four should be** –

Universal standards for occupancy and parking willb e established (i.e. 2 occupants per bedroom + 2) and verified on the permit application by the City’s Vacation Rental Manager. Exceptions to these standards will have to be approved by the City’s Vacation Rental Manager. Standards can not be more restrictive then current city building code.

**Mr**. **Janz** also stated for bullet 5 to replace City Vacation Rental Manager shall determine with “The permit application for Vacation Rental shall contain a signed affidavit stating …..”

**Mr**. **Janz** also stated that for bullet 6 “Unless prohibited by current zoning , the residence”…

**Mr Janz** made some minor changes to bullet 7 on some words.

**In addition to the sub-committees recommendation of a permit and conditions several restrictions in the single family RS zone were approved.**

1. ***Vacation rental use allowed but restricted***

* The PBPG vacation rental sub-committee recommends that some standard proximity to regulate the conversion of single family homes into short-term rentals to keep areas of the single family zone from being completely converted into short-term rentals.

**Passed by sub-committee 6-3**

**Ryan Janz opposed** Doesn’t want restriction in Single Family zone – already 300 VRBO in the zone so how can you restrict them by proximity.

**Ryan Michaels opposed** existing VR – what to do with them

**Tom Coats opposed**

1. ***By time of rental period***

* The PBPG vacation rental sub-committee recommends that a 7 day minimum rental which would allow the use of a single family zone home for short-term rentals without the resulting turnover and abuse that comes from extremely short term rentals. In multifamily zones, which might be possible more agreeable for vacation short-term rentals, rentals are not allowed for less than 7 days. Why isn’t a similar restriction in single family RS zones??

**Passed by sub committee 6-3**

**Ryan Janz opposed**

**Joe Wilding opposed**

**Karen Sumek opposed** two short a period, would limit access

1. ***By owner occupied homes***

* The PBPG vacation rental sub-committee recommends restricting vacation short-term rentals in the RS single family zone to dwellings where an owner resides in his or her dwelling for a minimum 6 months per year and applies for a permit complying with all its conditions.

**Fails by Sub-committee 3-6 – some discussion about changing wordage**

**Scott Chipman opposed** concerned about time and owner occupied

**Ryan Janz opposed** doesn’t want restriction and can’t be enforced

**Ryan Michaels opposed** SF has owner occupied restriction for number of days

**Marcie Beckett opposed**  doesn’t stop proliferation and damage to community

**Joe Wilding opposed**

**Chris Olsen opposed**

Some discussion about proposed restriction limiting VR to owner occupied Owner occupied then 30 days per year maximum. Limited to 60 days per year maximum. This restriction may be discussed at next meeting.

At the next meeting on January 31 we will discuss: 1. Owner occupied restrictions again to see if there is any number people will agree too: 2. Not allowing additional commercial enterprise in RS zones: 3. Total restriction of vacation rentals of 30 days or less in single family zone and: 4. What to do with existing vacation rentals in RS single family zones if a restriction is approved.

A presentation of our recommendation to the full PBPG is tentatively being scheduled in February at a separate vacation rental meeting.