**Recommended restrictions in the RS single family zone as part of the Municipal Code for Vacation short-term rentals of less than 30 days.**

**Background**

*The purpose of RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. (SDMC 131.0403)*

*The Pacific Beach Community Plan states that one goal is to implement design standards for multi-family and single family development to ensure that properties reflect the scale and character of the established neighborhoods. A short term vacation rental commercial operation is not suporting the purpose or goals of the single family RS zone.*

**The following recommendations can be dismissed, accepted individually or jointly.**

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

* The PBPG vacation rental sub-committee recommends that some standard/ number/ 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.

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

* The PBPG vacation rental sub-committee recommends that a 8 ? 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 8 days. Why isn’t a similar restriction in single family RS zones??

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.

1. ***Not allowing additional commercial enterprise in RS zones***

* The purchase of a dwelling solely for a vacation short-term commercial rental should not be allowed because this is a commercial business enterprise that should not occur in single family zones. Additionally homes should not be demolished to construct a vacation short-term rental.

1. ***Total restriction of vacation rental short-term rentals from the single family RS zone***

* VRs which are a commercial visitor accommodation are fundamentally inconsistent with the nature and the goals for RS single family zones. The PBPG vacation rental sub-committee recommends that the City reword the municipal code so that there is a clear and unambiguous statement of the intent to keep residential zones as they were intended to be, free from customer based businesses of any sort and free from Vacation short-term rentals of less than 30 days..
* Vacation rentals offer daily and weekly rentals to tourists and they displace long-term residents who are vested in the community, and may join the town council, coach little league and whose kids help keep local schools open.  Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow -- without engaging in the sort of activities that weld and strengthen a community.
* Vacation rentals create nuisances and overburden infrastructure in the single family zone which is not prepared for the added impact.
* Hotel rooms, vacation rentals along the bay and ocean, and other visitor accommodations are available to handle all tourist needs without adding their impact to the RS single family zone. Longer term rentals in the single family zone provide fewer impacts on the community than short-term rentals.
* The PBPG recommends that the City take action to include in the proposed Vacation Short-term Rental Ordinance a restriction on the establishment and operation of transient vacation short-term rentals in the single family RS zone. Homes rented in the Single family RS zone must be for a minimum of 30 days.

1. ***For existing vacation rentals in the RS Single Family zone***

* Existing vacation rental units in the RS single family would be grandfathered in for a period of two years then told to cease operations. The operators must comply with the vacation short-term rental ordinance and apply for a permit.
* Any violation of the ordinance banning short-term rentals, those less than (to be determined) days would have substantial fines for their violation of this ordinance.
* The PBPG requests that the City make best efforts within available

resources to substantially improve real-time police response times to citizen complaints regarding offending properties, strengthening the Community-Assisted Party Program (CAPP) and focusing more rigorous Code Enforcement efforts and fines on the offending property owners.