



March 4, 2015

Mayor Kevin Faulconer
Councilmember Lorie Zapf
Ms. Lesley Henegar, Senior Planner
City of San Diego

VIA ELECTRONIC CORRESPONDENCE

Re: Pacific Beach Planning Group Recommendations
Special Meeting – March 3, 2015: Vacation Short-Term Rentals

Mayor Faulconer, Councilmember Zapf, and Ms. Henegar:

We are pleased to submit the following Pacific Beach Planning Group (PBPG) recommendations with regard to vacation short-term rentals and approved by the PBPG on March 3, 2015:

Motion 1: Conditional Use Permit & Permit Fees (Passed 10-1-0)

The City shall modify the San Diego Municipal Code to require a conditional use permit for the operation of any vacation short-term rental city-wide and that the permit fees be determined to cover the City's cost for management and enforcement of the permit. The City permit for vacation rentals shall have, at a minimum, the following standards:

1. 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 a City online web site.
2. The permit shall require Transient Occupancy Tax (TOT) as per municipal code.
3. All marketing for the property shall have the permit number listed.
4. The application for use 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 spaces.
5. 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.
6. The residence shall be equipped with one identification sign, if allowable by community code, 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 City's Vacation Rental Manager.



7. 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 City's 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 Community Assisted Party Program (CAPP). 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.
8. Any business, agent, property manager or owner of property who rents one or more transient private home rental units shall be required to obtain a City business license and permit for operation.
9. All vacation short-term rental units shall be covered by a liability insurance policy with amounts determined by the City.

Motion 2: RS (Single Family) Zones (Passed 6-4-0)

The City shall include in the Municipal Code, a prohibition on the rental of single family dwellings in the RS (Single Family) zone for less than 30 days.

Motion 3: Noise Complaints (Passed 10-0-0)

The City shall improve real-time police response times to citizen complaints about noise or disturbance of the peace and strengthens the Community-Assisted Party Program (CAPP) to respond to citizen complaints. The public can report any noise or disturbance violations to the City's Police Investigative Service Officer (PISO). The City will, within 30 minutes of the complaint, call the contact person listed for the owner or the owner and advise in a courtesy call that a complaint has been made by a neighboring resident. Within 30 minutes of that call, the PISO will call the person making the complaint. The PISO will briefly explain what was done (i.e., the contact person of the property was contacted, etc.) and ask if the noise/disturbance is still ongoing. If noise/disturbance continues, the PISO will dispatch police to investigate on the highest-priority basis possible. If noise/disturbance violations are found by the police, a fine will be levied. This enforcement shall apply to all properties.

Thank you for your consideration. We remain dedicated to promoting the vision of the Pacific Beach Community Plan.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian J. Curry".

Brian J. Curry, Chair
Pacific Beach Planning Group

cc: Liezl Mangonon, Council Representative, City of San Diego
Beach & Bay Press