

**MEETING CALLED TO ORDER**

6:15 pm

**MEMBERS PRESENT (MARKED WITH "X")**

X 1 Dan Dennison	X 3 Blake Herrschaft	X 6 John Ambert (Chair)
1 [VACANT]	X 4 Craig Klein	6 Tom Gawronski
2 [VACANT]	X 4 Andrew Waltz	X 7 Valerie Paz
X 2 Nanci Kelly	5 Jane Gawronski	X 7 Georgia Sparkman
3 Pete Ruscitti	5 [VACANT]	<i>Numbers indicate district</i>

**MINUTES MODIFICATIONS & APPROVAL**

- September 2, 2015 General Meeting: No changes.
  - Motion from Blake to approve minutes as presented, seconded by Dan.
    - **Motion passes, 8-0-0.**
- September 16, 2015 Special Meeting: No changes.
  - Motion from Valerie to approve minutes as presented, seconded by Blake.
    - **Motion passes, 8-0-0.**
- September 21, 2015 Special Meeting: Minor spelling errors corrected.
  - Motion from Valerie to approve minutes as corrected, seconded by Blake.
    - **Motion passes, 8-0-0.**
- October 5, 2015 General Meeting: Clarification added to sentence on Austin, Texas. Valerie corrected her comment as using the word "equitable" rather than "fair."
  - Motion from Valerie to approve minutes as corrected, seconded by Blake.
    - **Motion passes, 8-0-0.**
- October 21, 2015 Special Meeting: No changes.
  - Motion from Blake to approve minutes as presented, seconded by Nanci.
    - **Motion passes, 8-0-0.**

**TREASURER'S REPORT**

Current bank balance is \$106.28.

**CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR**

- The short-term vacation rental (STVR) issue will be heard by the Planning Commission on December 3, 2015.

**U.S. CONGRESS CA-52 DISTRICT REPORT – BRIAN ELLIOTT**

- Homelessness: San Diego is 8<sup>th</sup> in Homeless population, but 25<sup>th</sup> in federal funding. HUD will be changing homeless funding criteria. Comment period next spring.
- *Frank Gormlie (OB Rag)*: Asked about water discharge from Navy property onto beach. Naval Base Point Loma says it's a potable water discharge.

**NON-AGENDA PUBLIC COMMENT**

- *Richard Hartland (San Diego Clean Elections)*: Sandiegocleanelections.org
- *Frank Gormlie (OB Rag)*: Raised issue of police cameras to be installed along the beach and parking lots. John replied that the OB Mainstreet Association had requested the

cameras, the OB Town Council received information on the cameras but had not specifically requested the cameras, and that the OB Planning Board had not yet considered them. John said the Planning Board will may add the matter to the December meeting agenda.

## INFORMATION #1: OCEAN BEACH COMMUNITY PLAN UPDATE

- John reported that the OB Community Plan is up for final approval by the City Council on November 9, 2015, at 2:00pm.
- All issues have been worked out between the City and the Coastal Commission, and they do not anticipate any further roadblocks to the City Council's approval of the plan.

## INFORMATION #2: ENHANCEMENT PLAN FOR SAN DIEGO RIVER TRAIL

- *Glenn Schmidt (Schmidt Design Group)*: Presented an overview of the enhancement plan for the San Diego River Trail.

## INFORMATION #3: RESIDENTIAL SOLAR PRESENTATION

- *Alex Landau (Quick Solar)*: Presented the opportunities and changes happening regarding new rates structures and net metering policies that homeowners may not be aware of.

## ACTION #1: 5151 LONG BRANCH MAP WAIVER (PTS #364563)

- Motion from Georgia to approve project as presented, seconded by Dan.
  - **Motion passes, 7-0-1.**
  - For: Dan, Nanci, Craig, Andrew, John, Valerie, Georgia
  - Abstain: Blake (lack of information on map waivers)

## ACTION #2: SHORT-TERM VACATION RENTAL (STVR) REGULATION

- John distributed a draft letter to Councilmember Zapf on STVRs. The Board and public discussed the issue at length and revised the letter (final version shown in **Attachment #1**).
- Motion from John to approve the draft letter as revised in discussion (**Attachment #1**), seconded by Georgia.
  - **Motion passes, 8-0-0.**

## MEETING ADJOURNED

(Time Not Recorded)



# **OCEAN BEACH PLANNING BOARD**

PO Box 7090, Ocean Beach CA 92167

*oceanbeachplanning.org*

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November 4, 2015

The Honorable Lorie Zapf  
City Council of San Diego  
202 "C" Street, 10th Floor  
San Diego, CA 92101

**Re: Vacation Rental Policy Framework Draft Memorandum**

Councilmember Zapf:

Adding a new use type is no small act. It must be done well, with a view of all consequences to San Diego residents, or not done at all. Ocean Beach and the other beach communities are disproportionately affected by this measure, and it is paramount that our constituents' concerns be taken into account. We've had several meetings on the topic, including a special town hall meeting on September 21, 2015 with over 60 people in attendance.

At the center of this issue is potential loss of community as long-term residents and families are forced out so that the homes can be turned into more profitable investor-owned Short Term Vacation Rentals (STVRs).

The following recommendations are based on the outcomes of our community forums:

## **Homeshares**

We agree with Councilmember Zapf's draft framework dated August 27, 2015 that "homeshares"—i.e. partial home rentals by homeowners who continue to reside on the premises—should be allowed, and should be added to the boarder lodging section subject to the Transient Occupancy Tax (ToT) and a permit process.

## **Whole-Home Rentals**

**RM vs. RS:** Along with the Community Planners Committee, we wholly reject a distinction between RS and RM zones as recommended in the September 17, 2015 addendum to the draft memo for the following reasons:

1. Dwelling units in RM zones tend to be more affordable than RS zones. At a time when rent prices in San Diego are at all-time highs, and in a community of 85% renters, it is critical that the most affordable dwelling units continue be available for long-term residents.
2. Ocean Beach is almost entirely RM-2-4 zoning. As such, leaving no restrictions in the RM zone means a nearly complete lack of regulation on the new use type in our community.

**Limitations:** A *duration* limit is simply not the right metric. If any metric should be used to balance affordability for overnight visitors and long-term residents, that metric should be a limit on the total number of STVR units allowed within a geographic area (such as census tract or planning area). This would provide a limit on the *saturation* of STVRs in the community. It is the opinion of the Board that this number should be 3% of the total number of units within the census tract (as adopted in Austin, Texas.)

**Frequency:** We are open to frequency limitations as recommended by the City.

**Permitting and Enforcement:** All whole-home rentals should be subject to an annual licensing process. The associated licensing fee should pay for the costs of City staff enforcement of illegal STVRs. This fee is independent of the revenues collected from the ToT. Enforcement exists to ensure regulations adopted by the community are maintained. If a substandard regulation is being adopted due to fear of inadequate enforcement, we recommend refraining from adding this new use type. Licensing fees should be utilized solely for code enforcement officers specialized in enforcement of STVRs.

The Board is certain that, coupled with licensing, a limitation on saturation (e.g. 3% of dwelling units) is simpler to enforce than a limitation on duration and/or frequency. Enforcing saturation requires simply tracking the total number of units—as opposed to tracking of the number of units *and* the number days each unit is rented. In addition, the current permitting process for alcohol sales provides a proven and effective model for this type of regulation and enforcement in San Diego; by contrast, we are unaware of a model for enforcement of a frequency-based limitation.

We thank you for initiating this process and your continued dedication to our community.

Sincerely,

John Ambert, Chair

cc: Mayor Kevin Faulconer  
Council President Sherri Lightner  
Council President Pro Tem Marti Emerald  
Councilmember Todd Gloria  
Councilmember Myrtle Cole  
Councilmember Mark Kersey  
Councilmember Chris Cate  
Councilmember Scott Sherman  
Councilmember David Alvarez