

MEMBER ATTENDANCE

Present: Anthony Ciulla (Committee Chair), Kevin Hastings (Committee Secretary), Andrea Schlageter, Pedro Tavares, Virginia Wilson. Absent: Jordan Randall, Jenna Tatum

CALL TO ORDER KH: 6:04 pm

AGENDA MODIFICATIONS & APPROVAL AS/AC move to approve: 5-0-0

PUBLIC COMMENTERS Bev McCalla, Craig Klein, Tracy Dezenzo

ACTION ITEM #1 – Elect Officers

KH/AS: Move to nominate Anthony as committee chair. Vote: 5-0-0

AS/KH: Move to nominate Kevin as Secretary. Vote 5-0-0

ACTION ITEM #2 – Subcommittee Discussion and Direction

AS: STVR Working Group document shared before meeting (attached). What are core issues?

KH: Policy update. Barbara Bry position is total ban, STVR not in code and not allowed. She previously led primary-residence-only proposal, which was referended by Airbnb. Jen Campbell trying to bring something to council this year, but might get delayed. They met with hosts and others, considering permits, 1 per real person, trying to avoid referendum.

CK: Elimination of long term housing stock, destruction of community character, becoming de-facto hotels, displacement of tenants. Investors purchasing housing stock based on expectation of returns on hotel. AS: Development we see is vacation rentals, not homes. CK: May be carve out of south Mission Beach. Policy should include total density [of STVR] and proximity. VW: Consider property owner rights who bought based on zoning reg's, values decline with quality of life, loss of schools. KH: Housing inventory is a big deal, don't know how many would sit vacant if it wasn't allowed. Looking for middle ground. Removing Airbnb's ability to make money, they will shut it down.

PT: Wrapping up in 4 meetings is a tall order. KH: We don't need level of detail of STVR working group document. I can assemble policies other places have enacted. AS: Everyone could pick a city and bring back regulations to committee.

BM/KH: Town, businesses rely on money from it. CK: Residential uses belong in residential zones. STVRs are not a new thing. Room share vs. commercial lodging facility. AC: Need definitions. KH: Devil's advocate - bed and breakfasts, medical clinics, daycare allowed in residential zones. AS: You have to live in the home you have a daycare.

PT: SD and OB zoning is a mess. Pat's Liquor, laundromat, Abbott Liquor in residential zones. Other projects are overdensified and underparked. STVRs have been on Sunset Cliffs, Lotus, for 30 years.

VW: Code has visitor accommodation section, could amend. AC: Could recognize existing units in appropriate zones, or occupied by owners. Community up in arms when housing is converted to STVRs and people are displaced.

KH: Disagree on zoning mess, Pat's, Abbott Liquor were there before zoning established. This is why we need zoning. Put vacation rentals above commercial on Newport. Also new ADU laws are very permissive. They prohibit rentals <30 days but you can build a companion unit larger than your house and put your house on Airbnb. AS: Taxpayers subsidizing vacation rentals.

AC: Members send in mission statements and I'll put them together. And definitions.

VW: Chapter 13 Art 1 Div 4 is current zoning regulations.

CK: STVRs represent a significant challenge to the OB community. Mission statement should be neutral. AS: Maintain housing for residents and drive development toward housing.

AC: The planning board recognizes that housing stock and residential character has been diminished in OB. Though we recognize that OB and SD is a longstanding tourist destination and contributes to the economy, the planning board would like to consider and review issues that relate to STVRs and define our policy recommendations to the OB planning board.

KH: Mission statement - To recommend short term vacation rental policies to the OBPB for implementation in OB and greater SD, that protect housing stock and residential character, while recognizing San Diego's history as a tourist destination, and the contributions of STVRs to our local economy. CK: Visitor accommodations, not just STVRs, to include hotels, campand etc.

AS: Business community likes foot traffic from it, push them towards commercial district.

KH: Policy examples. Cities not in coastal zone have more ability to write regulations but some have been shut down by Airbnb or owners. SLO/Morro Bay has a distance rule, map and issue permits based on distance. This is a defacto cap. Some cities carve out section of the city. Maybe consider against coast where they already are. San Francisco has primary-only policy. Less likely to create a noise issue. Some cities strictly enforce noise and nuisance, I have no faith in SD on that.

AS: Happy with permitting. We won't know until we quantify and track it. CK: Supports SLO approach. Should people breaking the law get first dibs?

AC: What is an acceptable % of residential stock that can be used for STVR. Should make it difficult to displace current renters. Consider unique aspect of coastal areas. Maybe allow in a radius from the commercial district.

PT: Should protect existing long-term rental housing, with caveat in permit. Muni code has language about developing rent restricted units. STVR permit could use same language, if 30+ day rentals existed here within preceding 5 years you're ineligible for permit.

VW: Distance restriction would preclude clustering in commercial district.

AC: How do we enforce unpermitted conversions? KH: Need code enforcement, mechanism for neighbors to complain, 3rd party host compliance companies know how to find them.

KH: I researched every single listing in OB, researched ownership, did point in time count. In OB, pre-Covid, 7.7% of rental housing is listed on STVR platforms full time. Mission Beach 35-50%.

AC: Target/constrain platforms. Individuals have a hard time marketing without them.

AC: Homework, consolidate mission statements and documents from others. KH: Thoughts on advertising meetings? AC/CK: More public scrutiny when it goes to Board.

(No action or vote taken.)

ADJOURN AC at 7:34pm until 3rd Monday next month

(Note: Board subcommittees are advisory only to the Ocean Beach Planning Board and do not represent the positions of the Ocean Beach Planning Board.)