

**MEMBER ATTENDANCE**

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

**CALL TO ORDER** AC: 6:08 pm

**AGENDA MODIFICATIONS & APPROVAL** KH/AC: Move to approve. 4-0-0

**MINUTES 6-18-2020** AC/KH: Move to approve with revisions: 4-0-0

**INFORMATION ITEM #1: Council member Jen Cambell's STVR compromise notice**

AC: Presents item. Tier 1 part-time STR, Tier 2 full-time home-share/duplex/ADU, Tier 3 full-time STR, Tier 4 full-time STR in Mission Beach.

KH: Duplex/ADUs remove affordable housing. Parcels with any housing subsidies shouldn't allow STR, can build a companion unit, move in, and list house as STR. Distance between permits. Link permits to unique owner so limit can't be circumvented.

Public (Craig): Entity ownership must identify owners. Complicated to make airtight.

PT: No specifics on how they'll accomplish 7%. We don't mind these in commercial areas.

AS: Disappointed in not being included. Just union workers and one platform.

AC: Loophole for LLC has to be closed, allows individuals to own multiple permits. Tier 3 needs spacing for nuisance problems. Need explicit language for ADUs and multifamily should have own permit. Concept of limiting STRs is good intent.

Public (Bev): 2 day minimum isn't compromise, 30 days now, 5 days is more reasonable. Partying every weekend is horrible.

KH: Del Mar tried 5 day min, killed profitability. Most people do 2-4 days, Coastal allowed a 3-day min.

Public (Craig): No restrictions on number of guests, should be clear. TD: Housing standard is 2 per bedroom +1.

AC: Agree, hosts don't play by the rules.

Public (Craig): Should except families with children. Public (Tracy): Still a health/safety issue, even with kids.

AC: With permitting, owners might clamp down on guests.

TD: "May/probably/could/possible" .. it should be definitive.

KH: How many whole-home STR are in MB? Public (Gary): 1,632 listings, close to 100% are whole-home STR. 3,620 total housing in MB. KH: What do MB residents want? Public (Gary): Couple people on TC spoke for it, but MBTC STR committee revolted against it. Not opposed to legalizing, ok with 30% but disagreed on many other things, sent letter. Not approved by MBTC. MB residents have lots of negative comments. Most would oppose more than 15-20%. Blaine Smith, #1 host in MB started petition with Airbnb to defeat primary-only.

Public (George): Are fees enough? City wants to house homeless while we are taking homes away for STR.

KH: What is basis for 0.7%?

Public (Craig): We need distance restriction to avoid blocks turning into STR zones. KH: Except in commercial.

AC: Tier 2 duplex/granny flats are housing, should be in Tier 3 to protect housing. Tier 2 should be homeshares.

Public (Craig): Should define housing unit.

Public (John): Does committee feel excluded from process and held hostage by STR industry? CK/AC/KH: Yes.

Public (Korla/John): City pushing through without opportunity for meaningful input. John: Strategy to push it because next year Airbnb will have money to fight it. AS: Outgoing councilmembers don't want to touch this.

Public (John): How will 0.7% be distributed? KH: Will see more concentration in beach areas, more profitable. John: Buy and sell permits? KH: Should be non-transferrable.

Public (Craig): Flat rate fee is disincentive for people in less profitable areas. KH: Will shift to the beach.

Public (John): Should have to go through local planning group. KH: Agree, it's an intensification of use.

Public (Korla): Cannot charge more for permits than cost of regulation and enforcement.

**ACTION ITEM #1 – Adopt a recommendation to the full board based on information item #1**

Discussion on timeline and urgency.

KH: Coastal allowed 3-day minimum in Del Mar. Stopping full-time rentals is a hard sell with Coastal. Bry has chance only because she's not changing existing law.

AS: Don't want language in motion to suggest it's all-or-nothing recommendation.

**KH/AS: Move to recommend the full board consider the Campbell proposal with the following amendments:**

1. Duplexes or ADU properties should be Tier 3, not Tier 2. These are not homeshares and remove naturally occurring affordable housing inventory. It also creates possible loopholes on multifamily complexes.
2. Parcels that benefit from any housing subsidies (new ADUs, density bonuses, reduced fees, etc) should be expressly prohibited from full-time STVR use on site.
3. Minimum 100' distance between Tier 3 permits in RS and RM zones to reduce impact on residents.
4. Permits **MUST** be linked to unique owner/ person. Remove LLC, lessor and other loopholes for stand-in hosts. Councilmember should consult with a real estate attorney to ensure the restriction works as intended.
5. Must be non-transferrable.
6. Remove Bed and Breakfast provisions from current code, these should be subject to same rules as a Tier 2 or Tier 3 permit.
7. Commercial zones should be Tier 4.
8. Regarding enforcement, change "may" and "possible" to "shall, must" etc.
9. Max guests shall be 2 persons per bedroom +1.
10. Change minimum to 3 days.

Vote: 3-1-0 (no: PT)

**ACTION ITEM #2 – Dissolve Subcommittee**

AC: Should keep this, stick around until something is docketed for council.

KH: Board can disband committee if needed.

(No action or vote taken.)

**ADJOURN** AC at 7:33pm

***(Note: Board subcommittees are advisory to the Ocean Beach Planning Board only. Committee actions shall not be represented as positions of the Ocean Beach Planning Board.)***