

MEMBER ATTENDANCE

Present: Anthony Ciulla (Committee Chair), Kevin Hastings (Committee Secretary), Andrea Schlageter, Pedro Tavares, Jordan Randall (6:20pm). Absent: Virginia Wilson, Jenna Tatum

CALL TO ORDER AC: 6:10 pm

AGENDA MODIFICATIONS & APPROVAL Motion to approve: 4-0-1 (JR abstained due to absence)

INFORMATION ITEM #1 – Reading Materials

KH: shared his research from 2017 listings in OB, types of listings, 500 listings, 7.7% of rental housing on Airbnb. Bev McCalla: Numbers may be higher past 2 years, OB Elementary enrollment is down.

AS: Jen Campbell working is on a proposal, need to get her our opinions in time.

<JR joined>

ACTION ITEM #1 – Subcommittee Discussion and Direction-Mission Statement

Motion: KH/AS: The goal of this adhoc subcommittee will be to review available data, consider both negative and positive contributions of STVRs to the community so that it may formulate a policy recommendation to the Ocean Beach Planning Board by August 2020 for consideration and adoption.

Vote: 5-0-0

ACTION ITEM #2 - Open discussion within the framework of the Mission Statement

PT: Focus on protecting existing long-term rental inventory.

KH: Definitions - distinguish host on-site vs off-site, home share [home swap] vs full-time STVR, multi-hosts. Which STVRs would even be on market if not allowed? Host on-site favored, is self-policing, enforceable, still removes a rental unit.

AS: Permitting based on property type, what effects housing stock. If permit restricted based on type, limit may not be needed.

AC: No RVs, illegal conversions. KH: Code enforcement needed, doesn't have resources. AS: Needs to fund code enforcement.

AC: Full time STVR appropriate in commercial. AS: Landlords not interested. AC: Maybe restrict to commercial and extend to some residential. Allow part-time in residential, 90 days, owner-resident hosts only. PT: Sunset Cliffs homes

PT: Would the properties in Sunset Cliffs would be allowed to remain as STVRs? KH: No justification for whole-home STVRs in Sunset Cliffs, if they can't afford to own it as an investment property then they can/should sell the property.

PT: Opposes restrictions on whole-home because they've been doing it for a long time/decades and doesn't think putting them back on the long term housing market will make those properties affordable anyway

AS: Whole section of housing market (long-term) in mid-income range is waiting for those high-end STVRs on Sunset Cliffs to come back to long-term. AS: Sunset Cliffs isn't even in our Planning Group anyway

KH: There is already a mechanism for owners to get an exception.

AS: Real issue is that there are more people in OB to house than decades ago. What's more important, resident issues or tourist issues. Approx 160 hotel rooms in OB. Doesn't think restricting whole-home STVRs would hurt tourism. Including Bed & Breakfast units.

KH: Traditional B&Bs need owner on-site to prevent circumventing any restrictions.

AC: Licensing will reduce revenues for STVRs.

KH: Offensive that housing that sits empty for (STVRs) during a housing crisis

AS: Majority of STVRs have come "on-line" in the past 5 years. A direct loss of housing. Majority of city revenue comes from property & sales taxes come from residents & owners not STVR users.

AC: Wants to protect future housing from being converted to STVRs. Thinks it's OK if some STVRs lose their ability and are converted back to long-term housing

PT: Wants to restrict new units from entering the STVR market by permit. If it's been a long-term rental for past 5 years, then it can't turn it into a STVR ("grandfather clause")

AC: Thinks this is problematic. Residential zones are for residents not for commercial enterprises.

KH: Does STVR margins drive PT to develop more units? PT: No. I build for long-term

Bev: STVRs impact elementary school funding and cause a "weekend party" problem.

AC: Allow home-sharing STVRs in residential zones not whole-house

KH: Subsidized companion unit (ADU) building incentives are being abused for STVR use. Wants parcels with ADUs prohibited from STVR use. The whole point of a subsidized ADU is to provide housing - not STVRs.

AC: How do we protect current housing from being converted to STVRs? PT: Permit structure.

KH: Allow some whole-house STVRs but none with any subsidies and cap number of permits. Part-time STVRs are OK because they remove pressure from full-time units. Full time units take housing from residents.

PT: Thinks difficult to cap the # permits issued per but thinks that would be effective

JR: Is a part-time STVR operator. Likes the ability to be able to do this, introduce visitors to area.

KH: Suggests each of us putting together a list of what we want to see

(No action or vote taken.)

ADJOURN AC at 7:32pm

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

(Minutes Approved by an Action of the STVR Ad-Hoc Subcommittee on July 15, 2020.)