

Rancho Bernardo Community Planning Board

P.O. Box 270831, San Diego, CA 92198

www.rbplanningboard.com

October 27, 2017

Mayor Faulconer and City Councilmembers
City of San Diego
202 C Street
San Diego, CA 92101

SUBJECT: Short Term Vacation Rental Regulations – Future Council Action

Mayor Faulconer and City Councilmembers:

On October 19, 2017, the Rancho Bernardo Community Planning Board reviewed the various proposals that have been offered with respect to short term vacation rental policies and regulations. After considering the proposals presented by Councilmember Bry, Councilmember Cate, and Councilmembers Ward, Kersey, Sherman, and Alvarez, the Board by a vote of 14-0-0 is recommending to the Mayor and City Council that the regulations as proposed by Councilmember Bry be approved for implementation. Councilmember Bry's proposal was considered the most responsive to the range of issues affected by short term vacation rentals, not the least of which is the impact that this use can have on adjacent residents who purchased or rented their homes with the understanding that the adjacent properties have been zoned for residential, not commercial uses. In addition, Councilmember Bry's proposal best takes into consideration the current housing shortage, particularly the lack of adequate affordable housing, by ensuring that our existing housing stock is not further eroded by the conversion of existing homes and condominiums to commercial use.

One of the proposal states, "Many San Diegans use STRs as a way to help afford their own home by renting an accessory unit, a spare room, or their entire home when they are out of town themselves. In a housing market which presents affordability challenges, short-term rentals can alleviate the housing burden for the families that operate them by allowing new revenue streams to help make ends meet." However, that proposal allows up to three housing units to be used as short term rentals with no homeowner occupancy requirement. Where is the benefit to a homeowner, let alone the adjacent residents?

Although each of the proposals suggests that their version will result in benefits for existing homeowners, only Councilmember Bry's proposal truly supports existing homeowners, including those providing short term rentals, as well as adjacent non-participating residents, by requiring that "the dwelling unit shall be maintained and used at all times for residential occupancy only."

For San Diego residents, whether they own, lease, or rent a single family home, townhouse, or condominium, their residence is likely their greatest asset and a retreat from the stresses of the day. Allowing units to become "commercially owned" (not owner occupied) short term rentals in the City's residential neighborhoods with far fewer restrictions than would be required of a commercial use proposals adjacent to residentially zoned property will surely impact quality of life throughout the City. Even in Rancho Bernardo, residents have had to endure the noise and parking impacts associated with short term vacation rentals to the point that some residents chose to relocate.

The Rancho Bernardo Community Planning Board respectfully requests that you protect the quality of life within the City's residential neighborhoods, preserve existing housing stock by minimizing the conversion of existing homes to commercial uses, and provide the opportunity for homeowners to benefit from short-term rentals by adopting Councilmember Bry's proposed regulations for short term vacation rentals.

We appreciate this opportunity to present our concerns regarding short term vacation rental regulations and hope that you will fully consider the effects the final regulations will have on existing and future residents in the City of San Diego.

Sincerely,

Robin Kaufman

Robin Kaufman
Chair, Rancho Bernardo Community Planning Board

cc: Planning Commission Secretary
City Clerk's Office