

Short-Term Rentals in a Community Setting

Hosted by: Deputy Mayor Kranz & Councilmember Lyndes

Presentation by: City Staff

May 11, 2021



AGENDA

- **Opening Remarks by Deputy Mayor Kranz and Councilmember Lyndes**
- **Discussion of Existing Program**
- **Identification of Issues/Concerns**
- **Proposed Recommendations:**
 - ❖ **Enforcement**
 - ❖ **Modifications to the Ordinance**
 - ❖ **Implementation of a Good Neighbor Policy**
- **Question and Answer**



What are short-term rentals?

Rental of a residential dwelling unit of a period of less than 30 days.

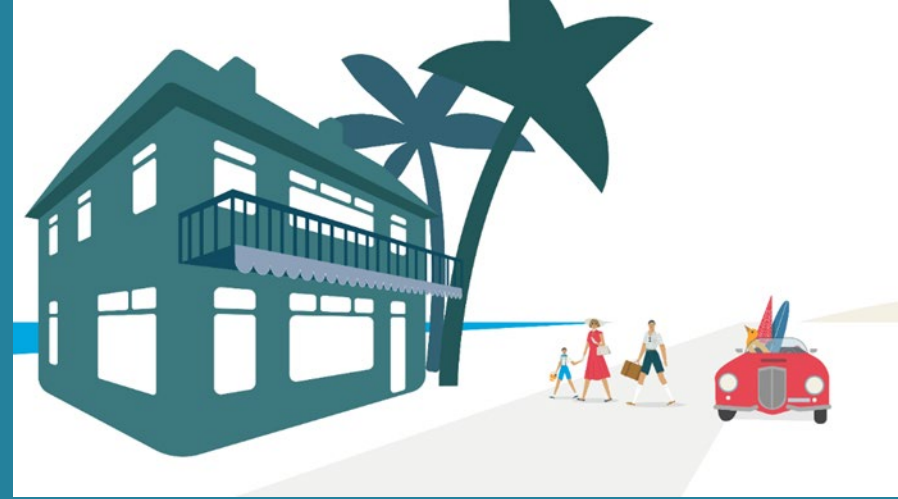
Active STRs

There are a total of 349 permitted rental units within the City of Encinitas.

Non-Compliant STRs

There are 70 unpermitted rental units of which City staff and consultant are seeking to bring into compliance. 6 have an application in with the City (permit to be issued if no issues).

What problem
are we trying to
solve?



Neighbors vs. Operators

Noise

Disruption

Parking Congestion

Disorderly Behavior

Parties

Reduction of available housing
stock

Dependent on income

Limitations on business

A few bad actors don't
represent all operators

Punitive

Our Proposed Three-Prong Approach



PRONG 1: ENFORCEMENT

STR complaints are typically due to unpermitted STRs and due to operator's "lack of best efforts".

City Code Enforcement staff are limited. A pilot project is proposed that will provide additional coverage on nights and weekends, which will include patrols of corridors known to have had complaints in the past.

The City has hired a consultant to review STR activity within the City limits to bring units into compliance.



Prong 2: Code Modifications

- Minimum stay of three (3) nights.
- Prohibition against camping, bonfires and special events.
- Increase in fines (minimum fine of the greater of \$1,000 or one night's advertised daily rental rate).
- Revocation after three violations.
- Upon revocation, 1 year suspension period prior to reapplying for permit.
- Inclusion of a program fee.

Prong 3: Adoption of a Good Neighbor Policy

PURPOSE: *To be courteous to neighbors, respecting their right to enjoy their homes in peace and quiet.*

1. No Unreasonably Loud Music
2. Clean and orderly property. No visible trash.
3. Parking in accordance with all posted parking regulations.
4. No oversized vehicles parked on streets between 10 p.m. and 6 a.m. per EMC.
5. Neighbors will have access to a 24/7 contact number where they may call to file a complaint.

GENERAL GUIDELINES:

- 1. Comments will be read first from the chat followed by submitted comments**
- 2. The question/answer period will conclude at 7 p.m.**
- 3. Any questions not responded to this evening will be included in a report within 2 weeks of the conclusion of this meeting.**
- 4. This recording will be available on our website by the end of this week.**



Questions?

For any additional comments or questions not addressed during the public meeting this evening, please e-mail acelisby@encinitasca.gov