

# STR Committee Meeting

November 20, 2018

## Meeting Summary

### I. ROLL CALL

- |                  |                       |
|------------------|-----------------------|
| 1) Sarah Absher  | 8) Kathy Norris       |
| 2) Jerry Keene   | 9) David Graves       |
| 3) Jim Haley     | 10) Barbara Rodriguez |
| 4) Pam Zielinski | 11) Bud Miller        |
| 5) Gus Meyer     | 12) Heather Crawford  |
| 6) Aaron Palter  |                       |
| 7) Tim Carpenter |                       |

*Voting Committee Members Present Include: Jerry Keene, Jim Haley, Pam Zielinski, Gus Meyer, Aaron Palter and Tim Carpenter*

### II. DISCUSSION ON RECOMMENDATIONS TO B.O.C.C.

- Jerry's Motion: As a matter of policy to prospectively prohibit short term rentals in multi-family housing structures as part of the short-term rental ordinance.
  - Seconded by: Tim
  - In favor: Tim, Jerry, & Gus
  - Opposed: Aaron, Pam, & Jim
  
- Tim's Motion: Anything over a tri-plex be prohibited from being used as a vacation rental.
  - Seconded by: Jerry
  - In favor: Jerry, Gus, Jim and Tim
  - Opposed: Aaron & Pam (Pam opposes the word prohibit. She was hoping for verbiage similar to if there's a 4-plex, to limit the vacation rental to only 1 unit rather than say they can't use any strictly because it's over a tri-plex).
  
- Jerry's Motion: Uniform posting of evacuation and emergency responder contact information be posted in all STR's. Jim asked if Jerry would want to specify what information must be listed; Jerry declined at this juncture.
  - Seconded by: Aaron
  - In favor: all present
  
- Jerry's Motion: Requiring prominent exterior or window posting of owner/ manager contact information or online reference ID. Eliminating the option of notification via

letters. Discussion: Aaron disagrees with the word “OR” in the event of an emergency. Jerry agreed to amend his motion to eliminate “or online reference ID”; amendment also seconded. Discussion: Jim asked that the license number should be posted – Amendment also seconded.

- Seconded by: Pam
- In favor: all present
  
- Jerry’s Motion: Encourage the provision of emergency provisions on site.
  - Seconded by: Pam
  - In favor: Jerry, Jim, Tim, Gus & Pam
  - Opposed: Aaron
  - Possible Future recommendations:
    - Gus recommends tying the verbiage to the Resiliency Plan.
    - Sarah mentioned partnering with Tim and Gordon McCraw to provide owners with a list of items which are consistent with emergency provisions. The intent provides direction to DCD to ensure the information is available.
  
- Jim’s Motion: Shorten the inspection interval.
  - Seconded by: Pam
  - In Favor: All present
  - Opposed: none
  
- Enforcement: Sarah would like to talk to her staff and come up with proposed language or revisions on how we can improve the enforcement component and bring back to the committee to discuss.
  - Jerry: There are a number of complaints regarding enforcement and acknowledges that the county does not have the staff to take the “gun and badge” approach to every violation. The best way to get past visitor mis-conduct is to make it clear to the owner they will be held responsible if they do not respond in a timely manner when they are alerted to a problem.
  
  - Sarah asked if everyone agrees with tabling enforcement until her staff can provide input-All agreed.

### III. PUBLIC QUESTION & COMMENT

- Kathy Norris – The low hanging food approach is excellent. Hopefully the reports from the other communities with help reinforce that. Parking issue: an interesting comment in one of the Oceanside surveys is “Maybe it’s time for the communities to become parking permitted”.
  
- Jerry Keane – The Oceanside membership will vote on their report, so they can forward it to the commissioners.

- David Graves – Declined to speak due to time constraints.
- Heather Crawford – Expressed interest in becoming a committee member. Heather suggests going beyond the shell & interior of the structure for the fire and life safety inspection. She recalled an oceanfront rental she managed where the edge encroached closer and closer to the foundation of the home to the point where she had safety concerns. The current ordinance does not include the physical characteristics of the land to play a role in the inspection process, so she made the decision to no longer manage the property.
- Barbara Rodriguez – She’s been attending meetings such as this for 20 years and feels this is a circular argument with no resolution. Oceanside has always had and probably always will have parking problem from property owners, vacation rental occupants, tourists, etc. Vista house has 3 units and has been rented for 23 years and has found her renters take care of her home. She acknowledges there are problems but feels the full-time renters, full time occupied home owners, etc. can be just as bad. Long term renters can be very hard on homes and yards; she’s found short term renters to be much better. What’s the difference between a short-term rental, a full time rental and a private home; they are each money makers. Short term rentals don’t rent 365 days a year so it’s not a problem every day of the year. “Go Bags” agrees with including water but feels people buy/bring more food than they need for their stay as part of human nature.
- Bud Miller – Thanks all who’ve served on the committee and he appreciates the consideration of the fact that short term rentals are an impact on the people who live here. The best way to limit the problems of short-term rentals is to limit the number of short-term rentals. Sees a disconnect between solving the workforce housing problem and revising the short-term rental ordinance; solve that problem when it’s totally unrelated to short term rentals.

#### IV. FUTURE AGENDA ITEMS

- Sarah has proposed that this committee continues to meet in January and throughout 2019. Pam suggested the committee doesn’t have to be the same people on the current committee. Sarah agreed individuals may retire from the committee and be replaced with a new member after the application process-All agreed.

#### V. ADJOURN