

City Council Study Session

Short Term Lodging Ordinance Update

September 8, 2020

Ad Hoc Committee Members

Joy Brenner, Diane Dixon, Jeff Herdman

Emergency Ordinances

- 1. EO 2020-004: No new permit issued, 3-Night Min
- 2. EO 2020-006: 4-Night Min on Newport Island

Ordinance No. 2020-015 - August 13, 2020

"PHASE-1"

Permit Number on Advertisements

- Agents & Hosting Platform responsibility
- Good Neighbor Policy / Nuisance Response Plan
- Increase Citations

Enforcement



- Notified all permit holders of the code changes
- Hosted workshop for permit holders August 4, 2020
- Code Enforcement education and response to complaints
- 24-Hour Answering Service October 1, 2020

Ad Hoc Committee Recommendations

"Phase 2"

1. Minimum Night Stay

2. Cap on number of STL permits

(current active permits – 1,510)

Planning Commission Review – July 23, 2020

- 1. Minimum Night Stay
 - 3- Nights Owners Occupied (Duplex)
 - 6- Nights Non-owner Occupied (SFD)

2. No new permits issued

Action: Did not recommend approval

Ad Hoc Committee Recommendations

1. Three (3) Nights Minimum Stay

2. Cap on STL Permits – 1,550
*Develop a waiting list

Minimum Night Stay Survey

- ➤ City of Anaheim: 3- nights min.
- ➤ City of Dana Point: 2- nights min.
- ➤ City of Ocean Side: 2- nights min.
- ➤ City of Solana Beach: 7- nights min.

CAP on STL Permit Survey

City of Anaheim: 277 units amortizing down to 235 units (1,200+ units are active – Source AirDNA)

➤ City of Orange: 300 units, PC approved, Pending CC (280 units are active)

Other Cities

- ➤ City of Huntington Beach: Not Allowed (557 units are active Source AirDNA)
- ➤ City of Laguna Beach: Allowed in commercial zones, Grandfather for existing residential (32 units permitted – 286 units active)
- ➤ City of Santa Monica: Home Sharing ordinance (55 units permitted 962 units active)

24-Hour Answering Service Launching Oct. 1, 2020

Up Next

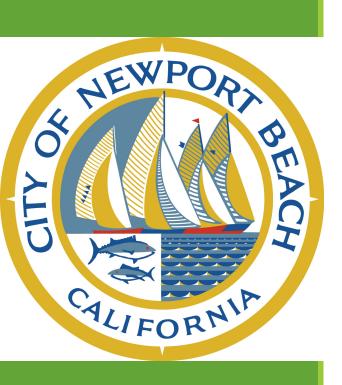
➤ STL Permit Fees Update
Sept. 22 – City Council

Phase 2 Ordinance
Oct. 13, 2020 – City Council

City Council Comments?

1. Three (3) Nights Minimum Stay

2. Cap on STL Permits – 1,550



Thank You

Questions?

Finance & Community Development Departments