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)

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.
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)
Up Next

- **24-Hour Answering Service**
  Launching Oct. 1, 2020

- **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?