

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Laura Stein** **Dave Olson** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

Date: July 27, 2016

To: Supervisor Don Horsley

Cc: Elizabeth Dallman, Jennifer Stalzer Kraske

Subject: **Requested revisions to Short Term Rental Ordinance**

We thank all of you for your work on this ordinance, and your patience with the process and requested modifications.

The Midcoast Community Council suggests the following changes and additions to the Short Term Rental Ordinance, based on the draft of June 16, 2016.

All of these suggestions have been implemented in at least one California ordinance regulating short term rentals, most have been implemented in at least several jurisdictions. Many were part of the coastal community ordinances that were approved by the Coastal Commission as an LCP amendment.

The definition of "Person" in (6401.3.2c) is the normal legal definition, but the word person is used in a number of places in the ordinance where it clearly does not match this definition. We suggest either clarifying the definition, or using "short term renter" throughout the ordinance.

Please change the permit period from 5 years to 3 years (6401.3.1d).

Short Term rentals are changing dramatically, and the ordinance may need modifications to adapt. A shorter period will allow for those changes to take effect more quickly.

Clarify that if a permit expires, no short term rentals are allowed until it is renewed (6401.3.1e).

Please add a limit of only one short-term rental unit per parcel (new section in 6401.3.3). Allow an exemption to this to allow an additional unit on parcels that are greater than 40,000 sq ft in size, and not in a residential (R1, R2, R3, or RM) zoning.

This is to to reduce neighborhood impact, and prevent a short term rental from having the same impact as a hotel.

Do not allow Second Dwelling Units to be used for short term rentals. (new section in 6401.3.3).

Santa Cruz has done this, because second units are approved to increase the housing supply, and if used as short term rentals, the housing supply is not increased.

Please add new section in 6401.3.5: The address of the short term rental shall be clearly visible from the street,

Doing so will minimize disturbance by renters looking for the unit.

Please add a new clause 6401.3.5i(C) to require at least one fire extinguisher on each story for visitor safety.

Please add the following sentence to (6401.3.5m): The existing housing mediation process shall be used.

Please amend 6401.3.6c(A) and 6401.3.6c(A)(ii) to notify the complainant.

This will make the hearing more effective.

MIDCOAST COMMUNITY COUNCIL
s/Chris Johnson, Chair