

# Short Term Rental (STR) Potential Regulations



City Planning Division

September 17, 2018

OCNA

# Existing STR Regulations

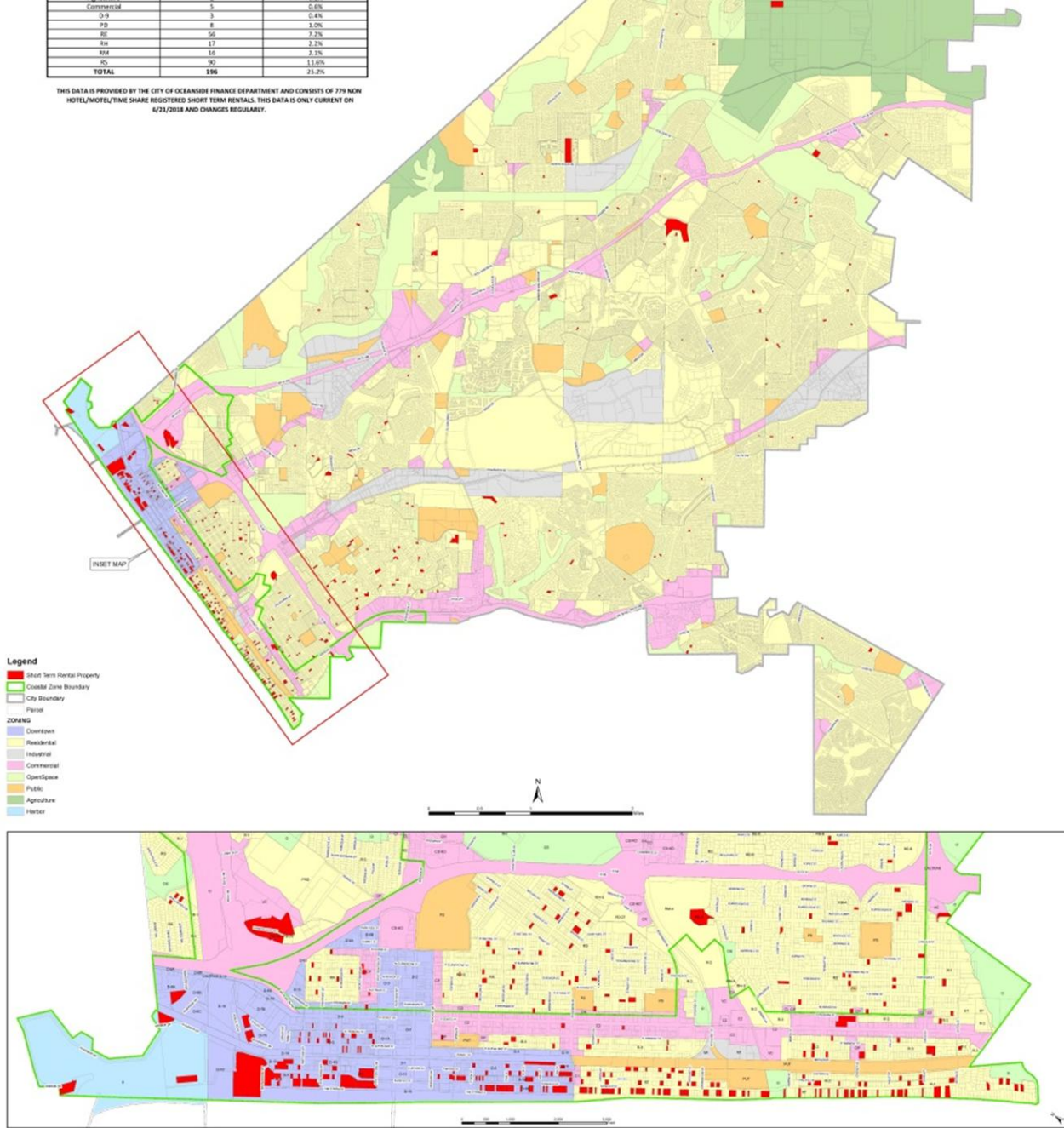
- Register with the City
- Pay Taxes
  - TOT (10%)
  - OTMD (1.5%)
- Business license if 5 or more units/property
- ADUs and the associated primary unit cannot be rented short term (*not yet certified in Coastal Zone*)

# Existing STRs

- Registered STRs: ~ 800
  - Increase in registered STRs due to Host Compliance
  - 75% in Coastal Zone
- Revenue: \$2.7 Million annually
- Number of Complaints: 64

Commercial	5	0.6%
D-R	3	0.4%
PD	6	1.0%
RI	56	7.2%
RH	17	2.2%
RMA	16	2.1%
RS	90	11.6%
<b>TOTAL</b>	<b>196</b>	<b>25.2%</b>

THIS DATA IS PROVIDED BY THE CITY OF OCEANSIDE FINANCE DEPARTMENT AND CONSISTS OF 779 NON HOTEL/MOTEL/TIME SHARE REGISTERED SHORT TERM RENTALS. THIS DATA IS ONLY CURRENT ON 6/21/2018 AND CHANGES REGULARLY.



# 2016 STR Ordinance/GNP

- 2016 Draft STR Ordinance
  - Short Term Rental Vacation Rental Permit
  - Good Neighbor Policy
- Comparatively – Soft Approach

# Comments STR and GNP

Number of Comments	Concern/Recommendation
5	Generally supported regulations with changes
25	Generally did not support regulation
2	Restrict to RT Zone
1	Do not designate areas for STRs
13	Remove parking restrictions
4	Ensure enforcement
1	Remedies are too stiff
2	Exempt HOAs
4	Revise Permit fee to percentage of TOT
21	Remove occupancy requirement
3	Include long-term rentals
4	Exempt North Coast Village
2	Enforce Good Neighbor Policy
1	Minimum night stay
3	Restrict STR to Coastal Zone
3	Cost of enforcement
1	Include pet policy

# City Council Direction

- City Council review postponed
  - Volume of concerns
  - Refine draft STR ordinance
  - Compare STR regulations in other cities

# Regulatory Considerations

- Business License/STR Permit
  - Operational Standards
    - Maximum occupancy (two adults/bedroom, plus two)
    - Parking on-site when feasible
    - No special events
    - Limit STRs to 1-2 per owner
    - Affordable Housing Fee
  - Exempt HOAs
  - Enhanced Enforcement
- Total Cap/ Prohibition / Shut Downs
- Need CCC Approval



# Ad Hoc Committee

8-21-18

- Business license, Permit & GNP for all STRs
- Max # per Neighborhood (split)
- Total Cap (uncertain)
- Limit to Coastal Zone and not in MH Parks
- Exempt HOAs
- 2 per bedroom +2 (exclude kids?)
- Minimum consecutive 3-5 nights

# Ad Hoc Committee

8-21-18

- No special events (uncertain)
- Parking limits (uncertain)
- 1 hour inspection
- 3 strikes policy
- Permit fee for Enforcement staff
- Affordable housing fee (uncertain)
- Limit STRs per owner (uncertain)

# Next Steps

- Ad Hoc Cmte mtg on Oct 30, and late Jan '19
- Review by Planning Commission and
  - Housing Commission and Economic Development Commission

## CONTACT

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