



## **MEMORANDUM**

**TO:           ARCHITECTURAL REVIEW COMMITTEE**

**FROM:       ANDREW PEREZ, PLANNING MANAGER**

**SUBJECT:    SUPPLEMENTAL INFORMATION**  
**AGENDA ITEM 8.a – AUGUST 2, 2022 PLANNING COMMISSION**  
**MEETING**  
**DISCUSS AND CONSIDER AMENDMENTS TO SHORT TERM RENTAL**  
**ORDINANCE**

**DATE:       AUGUST 2, 2022**

Attached is public comment received for the above referenced item after the publication of the agenda.

cc:       Community Development Director  
          City Website

**From:** [Peggy Coon](#)  
**To:** [Caren Ray Russom](#); [Lan George](#); [Kristen Barneich](#); [Jimmy Paulding](#); [Keith Storton](#); [Brian Pedrotti](#); [Andrew Perez](#); [pc publiccomment](#)  
**Subject:** Short term rental issues  
**Date:** Sunday, July 31, 2022 8:25:25 PM  
**Attachments:** [Recommendations to City Planning Committee.docx](#)  
[Short Term Rental Moratorium.docx](#)

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Mayor and City Council Members,

Our neighborhood group of seven families on Ide/Cross Streets recently reported an apparent violation of the Arroyo Grande short term housing Ordinance. The owner of 528 Ide was approved in March, 2022 to have a home stay property requiring owner occupancy. This owner was found to be in violation of City short term rental Ordinance when marketing commenced some time in late May/early June on the Airbnb website with no owner in residence. Unfortunately, issues surrounding short term rental regulations, and a complaint driven system, continue to frustrate the Ide/Cross Street neighbors. We have reported up to six additional apparent violations of this owner who continued to rent this house as an airbnb after being asked to STOP by the City. To date, we have heard little from the City Planning Office except that this owner, along with other family members, now plan to change all their permits around. Also, the City may be investigating if one of the recent rentals was made to a friend or relative.

Because of our experience with the AG City Planning Office, research on what other small towns are doing with STR's, and careful discussions and considerations, we will present the attached recommendations along with our reasons to support these recommendations, at the Tuesday, Planning commission Meeting at 6pm. We hope the Commission, Council and others will be inclusive of the resident input as we are living with the results of your decisions.

We know that the City of AG is taking some steps to strengthen the Ordinance but more needs to be accomplished to streamline processes, to collect appropriate TOT fees and see that neighbors are protected from owners in violation and a system driven by complaints. Several of our neighbors would be pleased to meet with you if you have further questions about our experiences. Thanks you for your attentions and consideration.

Peggy Coon and Ide/Cross St. neighbors

PS Please note that I am sending a second set or recommendations, where we asked for an immediate moratorium on any further STR's, that we made to the City some time ago. We never heard any response at all except that the Council could not vote on a moratorium due to the ownership of STR's and other rental properties by 4-5 Council Representatives.

Recommendations to City Planning Committee  
By Ide/Cross Street Neighbors, For August 2, 2022  
City Planning Commission Meeting

- Place a cap on all STR's (home, farm and airbnb's) at 116 total permits. **Reason: City needs to update staff and technology to handle number of STR's they have now.**
- Install lottery system so all homeowners have an opportunity to attain the next available STR permit. **Reason: Fairness to all interested parties will be critical when cap is installed.**
- Limit all STR permits to just (2) two per owner including LLCs. **Reason: Fairness to all.**
- Require a 300ft. buffer between all types of STR's including those on the same and adjacent streets. **Reason: Currently an owner can have an STR on either side of them and across the street with no buffer. (Buffer between Airbnb and home and farm stays)**
- Require all STR permit holders to notify homeowners within 300 ft. of any change in status. Reason: **Currently home and farm stay permit holders are not required to notify neighbors. Some are functioning as airbnb's as City has no way to confirm "owner occupancy" currently. Neighbors have no emergency numbers if problem occur.**
- Planning Commission should notify/invite neighbors to make comments in advance of STR permit issuance. **Reason: Impossible to retract permit once issued even if neighbors**

**present legitimate reasons after the permit is issued. Cost of appeal after the fact is too costly for community participation.**

- Establish method to determine if permit applicants meet requirements such as “owner occupied” in advance of issuance. Reconfirm owner occupancy before home and farm stay properties go “live.” **Reason: Review all current home and farm stay properties to confirm occupancy requirement and rental scheduling requirements are followed. Otherwise, they are airbnb’s and neighbors have no emergency contacts.**
- Survey STR permit holders to determine dominate rental platform used for marketing properties. **Reason: Have dominant platform, such as airbnb, collect TOT and pay directly to the city. Save time and possible increase in TOT. Serves as additional verification of rental usage.**
- Replace current code enforcement system based on neighbors reporting complaints/violations, to a professionally managed system using compliance technology and highly trained staff to interface with sophisticated STR permit holders. **Reason: Current system is not functioning at various levels and appears to favor permit holders. Investigations are not resolved, nor feedback given to neighbors. Reporting complaints on neighbors is outdated system of operating.**
- Hold permit holders accountable when violations are established and enforce the Ordinance as written. **Reason: Permit holders need to be held accountable for fraud, falsification, and misrepresentation of permit information.**

- **Take a break, call a moratorium until the above can be implemented!**