



**COUNCILMEMBER LORIE ZAPF
COUNCIL DISTRICT TWO**

M E M O R A N D U M

DATE: August 27, 2015
TO: Honorable City Council
FROM: Councilmember Lorie Zapf, Chair, Smart Growth and Land Use Committee
SUBJECT: Vacation Rental Policy Framework

Last week, city staff released a draft code framework for regulating home sharing and Short Term Vacation Rentals as requested by the Smart Growth and Land Use (SGLU) Committee. I would like to thank them for their hard work drafting this starting point, which seeks to provide much needed clarity for San Diegans.

One important update proposed by city staff included making a distinction in the Municipal Code between home sharing (owner-occupied rentals) and creating a new use category for whole home rentals: "Short-Term Vacation Rentals." The framework calls for clarity on a few items, including frequency, occupancy and eligible housing types.

I will continue to advocate for a requirement of a 21 day minimum stay in single family residential zones for Short Term Vacation Rentals (whole home rentals). The purpose of the Municipal Code governing Single Family Residential zones is "to promote neighborhood quality, character, and livability" (131.0403). Any additions to that code must respect and give priority to our year-round residents, whose quality of life and property values will be most affected by new regulations.

As for next steps, my staff will be presenting the draft code framework provided by DSD to the various groups as outlined in the motion approved at the May 29th SGLU meeting. This includes the Community Planners Committee and the Planning Commission. Dates for these meetings have not yet been finalized. I am committed to seeing this ordinance move through the process as expeditiously as possible.

cc: Mayor Kevin Faulconer
City Attorney Jan Goldsmith
Andrea Tevlin, IBA