

Submitted Time	Name:	Meeting Date:	Comment Type	Agenda Item	Comments:
2/18/2021 20:32	Tracy Dezenzo	2/23/2021	City Council Comment	330	I support the additions and changes requested by the Ocean Beach Planning Board. The OBPB has been mindful of fairness to residents and property owners and their suggestions must be taken into consideration as there are serious reservations that the current proposal submitted by Councilmember Campbell's office will continue adversely and unevenly impact the beach communities. Thank you.
2/19/2021 10:58	Kelly Kingston	2/23/2021	City Council Comment	330	<p>My name is Kelly Kingston. As a new widow with 3 kids in college, I bought a triplex in Mission Beach in 2019 as a new experience and challenge, and as a legacy to leave my kids. People ask "why not just rent out long term?" The reason is simple: with short term vacation rentals, then MY FAMILY can use the house when we want to spend time at the beach. If I had long term renters, this would become all business, instead of it being part of my family's own joy of living in San Diego. This is not big business, it is the only rental property that I own.</p> <p>I take care of my property, pay my taxes, and deal with our trash. I have a three day minimum stay for less turnover. I have a local property manager for 24 hour on-site response. We have never had a noise complaint. I am a proud Airbnb Superhost.</p> <p>I have worked very hard to be a responsible owner, and the idea that I could be randomly thrown into a lottery system is very frustrating.</p> <p>My suggestion is to require permitting, enhanced regulations, and ENFORCE those regulations, with NO CAP. If you must use a cap, please INCREASE the cap (even in Mission Beach) and remove the randomness from the lottery by PRIORITIZING RESPONSIBLE OWNERS.</p> <p>Thank you for your consideration!  Kelly Kingston  858-663-8013  kellysandiego3@gmail.com</p>
2/19/2021 12:06	Andrea Schlageter	2/23/2021	City Council Comment	330	Since the Ocean Beach Planning Board submitted its recommendations for amendments to this ordinance it has garnered support from other CPGs. Including PB, Downtown, and Peninsula. Some of the most impacted neighborhoods. I urge every Councilmember to please support a cap by district, a distance requirement, and a compliance threshold to make sure this ordinance is doing what it is designed to do. Without enforceable regulations some of our most vibrant and community focused neighborhoods will see a bleeding of residents.

2/19/2021 14:53	Melinda S. Therkalsen	2/23/2021	City Council Comment	330	<p>You have a chance to show whether you truly support communities, neighbors and education or whether you support the greed that is destroying our neighborhoods. As you know, the proliferation of these STVRs in many neighborhoods is destroying our public education system as well. STVRs have taken housing that used to be occupied by families who sent their children to local schools, decreasing enrollment locally and hollowing out neighborhoods like mine. STVRs negatively impact our community in many ways and this proposal does nothing to help, but instead legitimizes them.</p> <p>I'm sure that you are familiar with the arguments on both sides by now and I'm asking that you show your support for communities and education by opposing Dr. Campbell's proposal. San Diego deserves better.</p>
2/19/2021 18:22	Carla Buff	2/23/2021	City Council Comment	330	<p>I am against short term rental housing. I voted against short term rental housing before and I continue to fight against this issue.</p>
2/20/2021 12:11	Jessica Noble	2/23/2021	City Council Comment	330	<p>Vehemently opposed in large part because of how it came to be. Originally I typed 500 words but deleted them. I no longer trust this group is listening. I no longer believe corruption is not at play. I no longer believe the best interest of constituents are considered by Jen Campbell and office. I never had much of an opinion before but the scorn with which she refers to those opposed to this measure is shocking. I would have been all for compromise, but the secrecy surrounding this, the Airbnb ads full of spin about it have led me to oppose the plan, the way in which it came about, and Jen Campbell.</p>

2/20/2021 15:10	Brian and Pam Murray	2/23/2021	City Council Comment	330	<p>To: City Council Members  Re: Short term rental proposal  You will soon be discussing an ordinance to control short term rentals, and the proposal I recently have seen by Council President Campbell needs to address several issues.</p> <p>1. The proposal as it stands may harm tourism in the coastal area. Many want to take a vacation to a beach area, and have a home-like atmosphere for their family vacation. The cap for the rest of the city is 1% and for Mission Beach is 30%. But you have excluded a whole area just north of Mission Beach in the Pacific Beach areas. The area north of Grand, south of Law St. and east of Mission Blvd should at least be included in the Mission Beach exception area for 30 % of rentals and not in the citywide 1%.</p> <p>2. Zoning should be a factor - The area where we have a condo in Pacific Beach, but not included in the Mission Beach exception, is an area zoned for hotels, businesses and condos for beach rental. This area depends on tourism. We have owned a unit for 10 years and rented it out through a property manager. Although it makes sense to keep the character of other family neighborhoods to 1% by not having noisy rentals, it does not make sense to restrict rentals in areas zoned for hotels, restaurants and other businesses. Our building has strict rules against noise and other infractions, which are enforced.</p> <p>3. It seems illegal to take away income that residents have depended on for years, long before Airbnb entered the picture. We depend on that income to pay expenses for the condo. If you force owners to lose the ability to have "short term" rentals, then you take away the chance for the middle means owner to use the property for their family from out of town. By allowing rentals of a week or more</p>
2/20/2021 15:48	Beverly Rulon	2/23/2021	City Council Comment	330	<p>Please vote against this proposal . It is against the best interests and the desires of the citizens of San Diego.  Thank you. Beverly Rulon</p>
2/20/2021 16:34	James H Fox	2/23/2021	City Council Comment	330	<p>We need more rental housing, not less. Hotel operations are inherently incompatible with residential neighborhoods. Support residents, schools and community organizations, not special interests. Please enforce our existing laws and zoning requirements. Please vote "no" on any ordinance that would legalize short term rentals in our residential neighborhoods.</p>

2/20/2021 18:14	Julia Pautz	2/23/2021	City Council Comment	330	<p>I am extremely strongly opposed to changing the municipal code to allow for STRs as proposed. As a homeowner in Pacific Beach I bought my home in a residential area, anticipating I would be surrounded by families and people involved in the community, not a mini-hotel. I can see 3 STRs from my front door, including the adjacent home. They are a cancer on our community as they do nothing but multiply and cause problems with noise, parking, and trash.</p> <p>The problem with this particular city wide lottery system is that it doesn't cap the impact on any particular neighborhood beyond Mission Beach. We need strict limits on density of STRs in every neighborhood otherwise the most lucrative ones will be the ones that continue to operate AKA the large coastal homes. If you're an investor and own multiple properties and get a lottery permit you will certainly choose to operate the home you can get \$1200 a night for. This means the inland areas will not see the investors putting money in like a more targeted lottery system could help insure.</p>
2/20/2021 18:47	Thomas Coat	2/23/2021	City Council Comment	330	<p>I am writing in tentative support of vacation rental regulations being presented by Council President Campbell on Feb. 23. While I do not agree with every provision in Campbell's proposal, it is long past time for a reasonable, common-sense solution regarding vacation rentals. Campbell's compromise solution is a workable, enforceable solution.</p> <p>I've worked with vacation rental owner/operators, platforms, community groups, political leaders, and others to find this type of solution. I also have been a neighbor impacted by a problem STR, so I know both sides of this issue. I co-founded and served as president of Save San Diego Neighborhoods. After leaving that group, I helped form and am a member of the San Diego Community Working Group on STVR, which is composed of community members and presidents of community town councils.</p> <p>The proposed 1% cap of total housing units for STRs (exclusive of Mission Beach) is a huge step toward a solution that will protect scarce housing stock, while providing certainty for rental owner/operators and revenue for the city. Equalizing the limited number of STR permits by Council district - as recommended unanimously by the Planning Commission - would greatly help preserve neighborhood character in beach communities.</p> <p>My main area of concern is enforcement/compliance. Our group has done a thorough staffing and budget analysis, and I've emailed "enforcement2021.pdf" to the City Clerk. The highlights of this 7-page analysis are:</p>

2/21/2021 9:43	Patrick Cohen	2/23/2021	City Council Comment	330	I believe the city council should adopt a larger amount of permits to be distributed particularly in Mission Beach. The cap for the county of San Diego is too small for the amount of housing. People should be able to use their homes how they see fit if they want to offset their financial burden with a vacation rental then that is their prerogative. I do believe it should be done responsibly and the city should prioritize permits to those who take that responsibility seriously and have not received multiple complaints. The permitting fees should be reasonable otherwise it will defeat the purposes of easing the financial burden in the first place. TOT is already paid on vacation rentals. I appreciate the consideration.
2/21/2021 11:23	John T Ready III	2/23/2021	City Council Comment	330	A random lottery is contrary to efficiently regulating short term rentals. The enforcement process should start when selecting the applicants. A competent vetting of applicants before granting licenses will solve many enforcement problems later on. A random lottery will put a heavy load on enforcement officers when unscrupulous entities obtain licenses through a random lottery. No responsible enterprise hires employees, rents apartments or selects associates by some random lottery. The DMV does not hand out licenses by a random lottery. It is the next door neighbors who will pay for lack of enforcement once a bad actor is randomly issued a license.
2/21/2021 12:39	Denny Knox	2/22/2021	City Council Comment	330	The Ocean Beach MainStreet Association wholeheartedly supports full funding for the San Diego Police Department during the next funding cycle. We desperately need walking and driving patrols throughout the commercial districts and along our beachfront areas to curb illegal activity including drug use and possession/sales and distribution, discourage large groups of travelers who block doorways and access to local businesses, and destruction of public/private property. Thank you.
2/21/2021 13:08	James Baird	2/23/2021	City Council Comment	330	To all council members especially Jen Campbell. Unfortunately I feel you do not give a damn or I wouldn't have to be corresponding this way. I find your stance on STR's very disturbing. No short term rentals. They destroy neighborhoods. They drive up rental costs. Enforce STR laws already on the books. Unless you are willing to live next to one you shouldn't expect me to do so, and you are not, so stop the madness. It is a quality of life issue for me and a money grab for you. Treat the people in Residential Zones R2-4 the way people in R1 are treated. You were elected to represent the people in district 2, mostly R2-4, stop catering to special interest that live in residential zone one and gigantic corporate interest's. Dr. Campbell you were supposed to be good for district two. How is it that driving up rents is good for anybody that lives in your possibly soon to be ex district? Corruption is rampant throughout the City Government and you know how you appear? I do.

2/21/2021 16:52	JP Leonard	2/23/2021	City Council Comment	330	<p>The proposal to require hosts to post their private phone publicly in front of their homes is an invasion of privacy, and a threat to the safety of families and their property. It's an unconstitutional incursion against the right to be safe in one's dwelling and effects. If neighbors wish to complain, they can knock on our front door, but this has never ever happened, because our BnB guests are the quietest people on our street!</p> <p>This proposal to facilitate doxxing and harassing hosts is a violation of our constitutional rights to equal protection under the law. This is also a very unsuitable time to restrict BNB's, with San Diego's tourism business suffering so badly from Covid lockdowns nationwide.</p> <p>Moreover, housing affordability is a nationwide problem (a result of low wages and excess money supply), and STR's are a tiny percentage of the housing supply. Prices can only keep going up in San Diego because we are rated the world's #1 city for climate. There is nothing we can do to stop it. Indeed, economists consider high housing prices a blessing, so we should just accept our destiny as a very desirable location. About 700,000 people migrate in and out of California every year. We will never have the means to subsidize people to stay here. Taking it out on BnB hosts will only detract from San Diego's attractiveness. Yes, a roof over one's head is a basic need, but to live in a beach town is only a human want. We are lucky to live here, and we should share our good fortune with visitors who live far from the coast. The greatest holiday in our culture celebrates the night there was no room in the inn for the baby Jesus. What was an inn in those days? It was a spare room in someone's house. People have been <u>welcoming travelers to stay over since mankind lived in caves.</u></p>
2/21/2021 17:58	Rosalie Schwartz	1/23/2021	City Council Comment	330	<p>Does "whole home" rental include condominiums in multifamily residentially zoned property. In my 22-condominium complex, half the units are STRs. One of the STR owners, who does not live in the property, manages and rents the STRs. Those of us who live in the condo complex are forced to deal with strangers moving in and out all the time. Cleaning crews follow the departure of short-term renters. We all use one elevator and the same garage. The San Diego Municipal Code forbids this type of commercial activity in residentially zoned properties for a good reason; that is, STRs diminish the quality of life for owners and long-term renters. Any proposed changes to the Code must protect the quality of life for citizen-taxpayers as opposed to protecting the interests of profit-minded exploiters. The Code provides a Visitor zone for STRs, and that's where they should be located.</p>

2/22/2021 8:30	Christian Schmid	2/23/2021	City Council Comment	330	<p>It's a simple issue, you can support the residents of San Diego, or you can support real estate investors. Turning houses into hotels is terrible for residents, especially with the chronic lack of affordable housing in San Diego. Sure, people can make money doing this, but that's a bad a reason to allow it. You could open a 7-Eleven in your garage, or industrial metal finishing shop. Those are lucrative, but equally inappropriate for a residential neighborhood. Does anyone on the council live next to a short term vacation rental? I do, and I can tell you, it degrades the community. At best, you don't know who is staying next door in the unregulated hotel on any given night. At worst, it's Arizonans on spring break, (or summer break, or winter break...). Spend a few years living next to one of these before you vote. The sham agreement Jennifer Campbell brokered with rental companies puts their interests first, and should be rejected. It's time to put San Diego residents first!</p>
2/22/2021 9:37	Denise Willett Friedmar	2/23/2021	City Council Comment	330	<p>Three Asks:  1. Ask that you postpone the vote of the new Short-term Visitors ordinance, or better, vote NO!  2. Ask that you change all references to Short-Term Residential Occupancy (STRO) to Short-Term Visitor Occupancy (STVO) as the occupancy is by visitors not residents, and is not being occupied under common definition of residency.  3. Ask this of you for five reasons.  For Five Reasons:  1. Since 2007 the community of Pacific Beach has been requesting help from our Mayor, Council Member and City Council. Instead this ordinance was written with zero community input. Nearly half of the city's STVRs are in District 2, yet not a single town council, planning group or resident was ask for input before this ordinance was drafted. After drafted, not a single community suggestion offered to our Councilmember has been incorporated in the ordinance before you today.  2. Busing for residents should trump housing for visitors. We have an ample amount hotels rooms for visitors to the City of San Diego (41,000 in 566 hotels and motels), camping and RV locations, and guest rooms for visitors in Tiers 1 and 2 homes. All have unlimited availability.  3. Under this ordinance housing for visitors trumps housing for residents in Tier 3 and must be reconsidered.  Campbell's assumptions of the amount of housing that will be returned to RESIDENTS using her 1% proposal is flawed and should be reviewed and examined.  Her Chief of Staff was asked for the basis of the projected decrease in housing for STVO's, she replied "we don't have the data" and "we</p>

2/22/2021 10:33	William Evans	2/23/2021	City Council Comment	330	<p>Dear Council President Campbell and Members of the City Council:  On behalf of Evans Hotels I am writing to oppose the proposed amendments to the San Diego Municipal Code intended to implement and regulate short term residential occupancy in residential neighborhoods ("STRO Ordinance"). In particular, Evans Hotels strongly opposes the formula for allocating such uses throughout the City. Mission Beach, with the highest allocation of short term residential uses, is especially hard hit by the negative impacts of these types of uses.</p> <p>The City has failed to properly identify, analyze and mitigate the significant environmental impacts created by the STRO Ordinance as required by the California Environmental Quality Act. The Council has received a CEQA Guidelines Section 15162 Consistency Memorandum prepared by the Planning Department and dated February 16, 2021 ("CEQA Memorandum"). That Memorandum fails to substantively explain how or why the impacts of the STRO Ordinance were identified, analyzed and mitigated by all the previous CEQA documents listed in the Memorandum and the draft Notice of Determination (Subsequent Action). The Memorandum simply concludes the previous environmental documents have properly analyzed any STRO Ordinance impacts with no supporting information and no substantive analysis. The public is left guessing as to how and why the previous CEQA documents discussed and analyzed the potential STRO Ordinance impacts.</p> <p>Evans Hotels agrees with and supports the issues and conclusions set forth in correspondence to you dated February 19, 2021 from Everett DeLano of DeLano and DeLano on behalf of Save San Diego Neighborhoods. As explained in Mr. DeLano's letter we agree that the STRO Ordinance (1) is inconsistent with the General Plan, (2)</p>
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2/22/2021 10:51	David Latham	2/22/2021	City Council Comment	330	<p>I appreciate the council's work to come to a compromise on the STVR issue. Although I wish the city would disallow whole-house rentals altogether, if the council decides to continue to move forward with whole-house rentals then please:</p> <ol style="list-style-type: none"> <li>1) Decrease the number of permits so that the system is manageable and until it is proven non-impactful to neighborhoods;</li> <li>2) Ensure permit fees cover enforcement activities. (Impacted neighbors are usually told "the city is too busy to enforce noise/disturbance complaints")</li> <li>3) Develop a system whereby impacted neighbors' complaints result in the loss of the permit.</li> </ol> <p>Without scale/funding/enforcement/consequences - then neighborhoods will bear the brunt of negative impacts.</p> <p>I reject the argument that people who provide whole-home-rentals are "making ends meet" by renting their homes via STVR. Please do not be fooled by non-resident investors who claim to need additional income. If their STVR investments are not profitable, direct investors to rent properties long-term -- or sell them to people who are willing to become members of the community.</p>
2/22/2021 10:54	Kam Arnold	2/23/2021	City Council Comment	330	<p>STVRs provide needed supplemental income so that families can afford to live in San Diego, especially in the coastal areas. They also provide lodging for tourists - tourists who bring money directly into the stores and restaurants of our neighborhoods. As someone who travels as a family, I know that STVRs are often the only affordable solution for an entire family at a destination, and if they are not available, I will look for another destination where they are available. It will be an unfortunate disadvantage to our recovering tourism economy if the proposed ordinance is passed at this time as written.</p> <p>The number of STVR licenses in the proposed lottery should be increased so that existing STVRs can continue to run. Then, a plan to limit the increase in the number of STVR licenses overall should be included in the proposal.</p>

2/22/2021 11:23	Lorraine E Georgeson	2/23/2021	City Council Comment	330	<p>My name is Lori Georgeson and I am a home owner in Mission Beach, CA. Thank you for serving our community on the City Counsel.</p> <p>Right now I know that Short-term rentals in the city, and specifically Mission Beach, are an item of concern with a vote coming up on February 23rd. I hope to attend that meeting.</p> <p>My husband and I rent out our home for STRs in order to help pay the mortgage. Without this income we will not be able to afford our home. We bought our home 2.5 years ago with the understanding that we could rent it out to help us pay the mortgage. We don't make a profit. But the rental income helps us to stay afloat and keep our home, which is the home we have saved for and dreamed of for years. It's our retirement home. Our dream. And it has come at a high cost to us. But we feel Mission Beach is a little piece of heave and we love it there.</p> <p>We are responsible rental hosts. We love that people/families can stay in our home and enjoy the beach, the little piece of heaven, from where ever they live in the U.S. We feel that as many people as possible should be able to enjoy the beach, as we do, with housing that will accommodate them.</p> <p>We are requesting, actually pleading with you, to hear our concerns, consider our circumstances and consider changing the draft proposal in these ways:</p> <p>1) <u>Make the fees to be a STR operator reasonable.</u></p>
2/22/2021 11:24	cindy kinkade	2/23/2021	City Council Comment	330	<p>I am a homeowner in Point Loma and am very disappointed that the STVRs are being legitimized for houses that are also the primary residence of owners without additional regulations. The units and entire houses should be required to have at least an initial and annual inspections to ensure units are safe and habitable. They should be required to have emergency egress, fire extinguishers, be appropriately and safely wired/plumbed etc. I know of multiple units that are carved out of substandard housing, and there is no incentive for owners to upgrade/maintain safety. If units are approved by the City, I would think the City is liable for safety and could be sued, and I think it is a critical component of any kind of program authorized by the City for either whole or partial home rental. Otherwise I agree with the community groups regarding the additional regulations that should also be required.</p>

2/22/2021 13:14	Joan Shurance	2/23/2021	City Council Comment	330	<p>My family and I rely on the income generated from my short term vacation rental. For the past five years, I have been an Airbnb Super Host and a VRBO premier partner. With over 200 5-star reviews, I believe my record shows that I am consistently a responsible host. I'm sure my situation is not unique, and I believe that similar responsible hosts should be granted a permit to continue hosting. The permit cap should be significantly raised, perhaps no cap at all. The new permit fees can help monitor and remove the hosts that are problems. Permits can be revoked or not renewed if hosts are problematic. STVRs are providing business and vacation travelers an affordable option to immerse themselves into the San Diego neighborhood where they choose to stay, and provide significant TOT revenue for the city.</p> <p>Please allow responsible STVR hosts to continue without being subject to an arbitrary lottery.</p>
2/22/2021 15:17	Nathan Stanton	2/23/2021	City Council Comment	330	<p>Hello City Council folks,</p> <p>My name is Nathan Stanton and I'm an Airbnb host in Little Italy. My girlfriend, Stephanie Chavez and I started hosting on Airbnb in downtown San Diego in 2016. We started out with one small unit in a mixed-use building in the heart of Little Italy. Back then the building housed an internet company as well as a videogame company on the first two floors with a residential unit on the top. We enjoyed hosting so much with one unit that we slowly took on more space in the building until we took over the former business spaces and turned them into guest apartments. This has been a lifelong dream and after 5 years and a significant amount of our savings, we have a mini-inn/b&amp;b called The Dutra Inn. We absolutely love showing our guests the best parts of San Diego and guiding them through their travel here. We're ambassadors for the city in an intimate way that a hotel cannot be due to our small size and connection with all of our guests. We greet every one of them in person upon arrival. We also chose to do this in a commercial area where neighbors are not affected by the way they may be in a more suburban neighborhood of San Diego.</p> <p>We would like to continue hosting guests traveling to downtown San Diego. We do understand the need for regulation and we hope there is some way to recognize hosts like us that are hosting responsibly, contributing to the local economy, and being good stewards of the city.</p> <p>We would ask that the permit cap is increased so we are able to continue to host. That permitting fees are not exorbitant and to help</p>