

CITY OF SAN DIEGO COUNCIL AGENDA



COUNCIL PRESIDENT

Myrtle Cole • Fourth District

COUNCIL PRESIDENT PRO TEM

Mark Kersey • Fifth District

COUNCILMEMBERS

- Barbara Bry • First District
- Lorie Zapf • Second District
- Christopher Ward • Third District
- Chris Cate • Sixth District
- Scott Sherman • Seventh District
- David Alvarez • Eighth District
- Georgette Gómez • Ninth District

Andrea Tevlin
Independent
Budget Analyst

Mara W. Elliott
City Attorney

Liz Maland
City Clerk

Civic Center Concourse Golden Hall

Tuesday, December 12, 2017

**AGENDA FOR THE
SPECIAL COUNCIL MEETING OF
TUESDAY, DECEMBER 12, 2017, AT 10:00 AM
CIVIC CENTER CONCOURSE GOLDEN HALL
202 "C" STREET
SAN DIEGO, CA 92101**

ALTERNATE FORMATS

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the City Clerk at (619) 533-4000 or <mailto:cityclerk@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

SENATE BILL 343 (LATE-ARRIVING MATERIALS)

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to City Council meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

ROLL CALL

REQUESTS FOR CONTINUANCE BY COUNCILMEMBERS

ADOPTION AGENDA, DISCUSSION ITEMS

ADOPTION AGENDA

DISCUSSION, NOTICED HEARINGS:

Item 600: An Amendment to the City's Municipal Code and Local Coastal Program to Include Regulations for Home Share and Short Term Residential Occupancy and Approve the Establishment of a Fee to Provide Full Cost Recovery for Permitting and Enforcement Costs.

Total Estimated Cost of Proposed Action and Funding Source:

Cost will be incurred by permit applicants.

Council District(s) Affected: Citywide.

Proposed Actions:

Proposal 1 Short Term Residential Occupancy (O-2018-60); or
Proposal 2 Short Term Residential Occupancy (O-2018-61 Cor. Copy)
(Rev.12/8/17)

Proposed code amendments to the City's Municipal Code (Chapter 5, Article 6, Division 00; Chapter 9, Article 8, Division 6; Chapter 11, Article 3, Division 1; Chapter 12, Article 3; Chapter 12, Article 6, Division 2; Chapter 12, Article 6, Division 3; Chapter 12, Article 9, Division 2; Chapter 12, Article 9, Division 7; Chapter 13, Article 1, Division 2; Chapter 13, Article 1, Division 3; Chapter 13, Article 1, Division 4; Chapter 13, Article 1, Division 5; Chapter 13, Article 1, Division 6; Chapter 13, Article 2, Division 15; Chapter 14, Article 1, Division 3; Chapter 14, Article 1, Division 6; Chapter 14, Article 2, Division 5; Chapter 15, Article 1, Division 1; Chapter 15, Article 4, Division 4; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; Chapter 15, Article 7, Division 4; Chapter 15, Article 9, Division 4; Chapter 15, Article 10, Division 3) and Local Coastal Program relating to home share and short term residential occupancy uses will be presented.

Ordinances will be introduced that create two separate uses, home share and short term residential occupancy (whole home use). The ordinances amend the Municipal Code to include home share and short term residential occupancy and repeal boarder and lodger accommodations

uses. Proposal 2 repeals bed and breakfast use. The amendments include requirements for property ownership. Additionally, the amendments outline zones where short term residential occupancy uses are permitted, permitted with limited use regulations, permitted with neighborhood use regulations, and when companion units may be used for short term residential occupancy. Additionally, the amendments create requirements for an annual permit and a posted public notice, establish minimum consecutive days and maximum number of days per year allowed for short term occupancy, and create an occupant notice requirement that includes the procedure for contacting the responsible person and notifies occupants of regulations regarding parking, trash, safety, noise, and occupancy limits. (Rev. 12/8/17)

The proposed home share regulations include zones where home share is permitted and those zones with limited use regulations and when companion units may be used for home share. Additionally, the amendments create requirements for an annual permit and posted public notice, and create an occupancy notice that includes the procedure for contacting the responsible person residing in the dwelling unit during the residential occupancy and notifies occupants of regulations regarding parking, trash, safety, noise, and occupancy limits.

(R-2018-226)

City Council will discuss permitting and enforcement fees associated with the ordinance amendments presented. Should the City Council choose to adopt these fees, the fee adoption will be made through a resolution.

Committee Actions Taken: N/A

Planning: Bethany Windle, (619) 525-8233

City Attorney Contact: Shannon M. Thomas

ADJOURNMENT