

MISSION BEACH VACATION RENTAL – PROPOSED OUTLINE

DRAFT 2-18-2017

❖ ON-SITE PERFORMANCE STANDARDS

1. PERMIT REQUIRED (OVER THE COUNTER CONDITIONAL USE PERMIT)
 - A. PERMIT APPLICATION REQUIREMENTS
 1. OWNER CONTACT INFORMATION
 2. MANAGER/ LOCAL CONTACT INFORMATION
 3. PLAN DRAWINGS
 - A. SITE PLAN SHOWING AVAILABLE ON-SITE PARKING (MIN. 1 SPACE PER UNIT)
 - B. FLOOR PLAN SHOWING NUMBER OF BEDROOMS AND SIZE OF BEDROOMS
 4. CERTIFICATE OF TRANSIENT OCCUPANCY TAX REGISTRATION
 5. CERTIFICATE OF BUSINESS TAX
 6. PERMIT APPLICATION FEE- SLIDING SCALE BASED ON NUMBER OF BEDROOMS
 7. NUISANCE RESPONSE PLAN
 - A. OWNER CONTACT INFORMATION
 - B. CONTACT INFORMATION OF THE RESPONSE PERSON
 - C. MANNER OF RESPONSE AND TIME FRAME_ NUISANCE CALL RECEIVED.
RESPONSE CALL 20- MIN. 2ND NUISANCE CALL. RESPONSE ON-SITE PHYSICAL PRESENCE- 1 HR IF NOT RESOLVED 3RD CALL TO ENFORCEMENT HOT LINE TRIGGERS ENFORCEMENT INVESTIGATION WHICH MAY RESULT IN 1ST VERIFIED VIOLATION. NEIGHBOR COMPLAINT REQUIRED EVIDENCE- PHOTOS OR VIDEO
 - D. THE NUMBER OF OFF-STREET PARKING SPACES, BEDROOMS & BEDS PER ROOM
 8. COPY OF LEASE AGREEMENT(S) TO BE USED
2. PERMIT PERIOD OR TERM - (1) YEAR – OWNER MUST APPLY/RENEW ON ANNUAL BASIS
3. CODE COMPLIANT - RENTAL UNIT MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES
4. PRIMARY RENTER – OCCUPANT ON LEASE MUST BE AN ADULT OF 25 YEARS OR OLDER
5. MINIMUM STAY - OWNER SHALL REQUIRE MINIMUM STAY OF
 - A. 5 NIGHTS IN WINTER – SEPTEMBER 16 TO MAY 14
 - B. 7 NIGHTS IN SUMMER – MAY 15 TO SEPTEMBER 15
6. MAXIMUM OCCUPANCY - OVERNIGHT OCCUPANCY IS LIMITED TO 2 PERSONS PER BEDROOM + 2
CHILDREN 12 YEARS OLD AND UNDER ARE NOT COUNTED

7. TRASH CONTROL/PLAN - OWNER SHALL PROVIDE SUFFICIENT TRASH COLLECTION SERVICES, CONTAINERS AND COLLECTION SCHEDULE
8. GOOD NEIGHBOR POLICY - OWNER SHALL PROVIDE COPY OF THE “ GOOD NEIGHBOR BROCHURE”
9. NOTICES TO POST **INSIDE** RENTAL UNIT:
 - A. NOTICE THAT RENTAL UNIT IS PART OF THE SAN DIEGO CITY SHORT TERM RENTAL PROGRAM AND SUBJECT TO ALL PROVISIONS OF THE APPLICABLE ORDINANCE AND CODES
 - B. TRASH & RECYCLING COLLECTION DAY(S)
 - C. GOOD NEIGHBOR POLICY
10. NOTICE TO POST **OUTSIDE** RENTAL UNIT(S) - OWNER SHALL POST A SIGN READABLE FROM SIDEWALK, STREET OR ALLEY CONTAINING THE FOLLOWING INFORMATION:
 - A. PERMIT NUMBER
 - B. 24 HOUR NUISANCE RESPONSE PHONE NUMBER
11. NUISANCE RESPONSE REQUIREMENTS - UPON RECEIPT OF A NUISANCE COMPLAINT, THE OWNER OR MANAGER SHALL TAKE IMMEDIATE CORRECTIVE ACTION IN ACCORDANCE WITH THE NUISANCE RESPONSE PLAN ON FILE. WRITTEN RECORDS OF RESPONSE ACTION(S) TAKEN BY OWNER/MANAGER MUST BE KEPT BY OWNER OR MANAGER.
12. FINES AGAINST AND TERMINATION OF PERMIT
 - A. (3) VERIFIED VIOLATIONS OF ANY OF THE STANDARDS INCLUDING NUISANCE RESPONSE WITHIN A (6) MONTH PERIOD WILL RESULT IN PERMIT TERMINATION HEARING.
 - B. 1ST VERIFIED VIOLATION- \$(500)
 2ND VERIFIED VIOLATION \$(2,500)
 3RD TERMINATION HEARING AND \$4,000 FINE
 IF TERMINATED, THE TERMINATION IS FOR A PERIOD OF 3 YEARS.
13. FALSE APPLICATION - ANY FALSIFICATION OF INFORMATION PRESENTED IN THE PERMIT APPLICATION WILL RESULT IN TERMINATION OF THE PERMIT FOR A PERIOD OF 5 YEARS
14. PERMITS ARE NOT TRANSFERABLE.
15. PERMIT ISSUANCE HIERARCHY-
 - A. OWNER OCCUPIED WITH HISTORY OF PAYING TRANSIENT OCCUPANCY TAX.
 - B. ALL OTHERS WITH HISTORY OF PAYING TRANSIENT OCCUPANCY TAX.

❖ **COMMUNITYWIDE PERFORMANCE STANDARDS**

1. **PERMIT**
 - A. TWO TIER
 1. YEAR ROUND

2. SUMMER ONLY (MAY 15 – SEPTEMBER 15)

2. MINIMUM STAY

A. 5 NIGHTS WINTER 7 NIGHTS SUMMER MINIMUM STAY

3. ON LOT DENSITY

A. NO RESTRICTIONS

4. COMMUNITY DENSITY

A. LIMITS BASED

1. AREA METHOD

A. BLOCK 45% - ENFORCED AS PROPERTIES SELL OR DROP OUT OF VACATION RENTAL PROGRAM

B. COMMUNITY 45 %

RELEVANT DATA

NUMBER AND TYPE OF DWELLING UNITS IN MISSION BEACH

SINGLE FAMILY	577
MULTI-FAMILY	1075
2 UNITS	414
3 UNITS	126
4 UNITS	76
5+ UNITS	459
CONDOMINIUMS	<u>913</u>
TOTAL DWELLING UNITS	2,565

NUMBER OF VACATION RENTALS IN MISSION BEACH -	% OF ALL DWELLING UNITS	
VRBO-	1075	42

HOME TO GO-	1243	48
FLIPKEY	1199	47
HOMEAWAY	888	35