



# City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Scott W. Huth, City Manager

DATE: July 20, 2015

SUBJECT: Setting a Timeframe and Identifying Topics for a Future City Council Meeting on the Issues of Room and Property Rental for Less than 30 Days (Short-Term Rentals)

## REQUESTED ACTION/RECOMMENDATION:

Direct staff to schedule a City Council public meeting in fall 2015 to receive community input and discuss the issue of renting rooms, residences and properties for less than 30 day stays, frequently referred to as “short-term rentals.”

## DISCUSSION / ANALYSIS:

City Council directed that this item be put on a City Council agenda for public discussion based on the increase in concerns raised within the community.

Short-Term Rentals, sometimes called vacation rentals, are common in visitor-destination areas such as beach communities. The basic concept is that the owner of a residential unit makes it available for rent to visitors, generally for a period of 30 days or less.

Currently, none of the City’s zoning districts either defines or lists Short-Term rentals as an allowed use, although none of the residential zones expressly prohibits the rental of a dwelling. In some cases, such as code sections related to the City’s Housing Element, the rental of a dwelling *is* specified as an allowed use.

Regardless of the existing Code parameters and limitations, a number of residential units in Del Mar have been operated as short-term rentals. In most cases, the rental is offered for the entirety of a structure rather than for a bedroom or other portion thereof.

### *Recent Concerns Expressed by Community Members*

Over the past few months, a number of community members have expressed concerns about the impacts of short-term rentals on the character of their respective neighborhoods. The specific concerns raised include noise, trash, parking and an

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## City Council Action:

overall change to the feeling of an area when homes are consistently occupied by visitors to the community rather than by residents. These concerns have been expressed to staff, submitted in letters to local newspapers and, in at least one case, presented as an oral communication at a City Council meeting.

A review of advertisements reveals that there are in excess of 100 dwellings in the City being used at some point in the year for Short-Term Rentals. Although they are scattered in various zones, the highest concentration is in the City's North Beach area.

The purpose of this agenda item is to determine whether the City Council would like to conduct a public meeting to get community input on the issue of short-term rentals and to be briefed on the strategies other jurisdictions and the Coastal Commission are using to address them. The public meeting could be in the form of an agenda item on a regularly scheduled Council meeting or a special (noticed) public workshop. Following the receipt of information, the Council could begin discussion at that meeting on the policy issues of whether to consider modifications to the City's land use regulations and if so, the parameters to be considered in drafting them.

#### Previous City Reviews

At its May 3, 2010 meeting, the City Council introduced an ordinance to define, accommodate and regulate short-term rentals. However, at a subsequent meeting, held on June 21, 2010, the Council determined not to adopt the ordinance.

#### FISCAL IMPACT:

There is no fiscal impact associated with establishing a special meeting to address Short-Term rentals.

#### ENVIRONMENTAL IMPACT:

Discussion about setting a future agenda item is not a project as defined under the California Environmental Quality Act.