



City Council Study Session

Short Term Lodging Ordinance Update

September 8, 2020

Ad Hoc Committee Members

Joy Brenner, Diane Dixon, Jeff Herdman

Emergency Ordinances

1. EO 2020-004: No new permit issued, 3-Night Min
2. EO 2020-006: 4-Night Min on Newport Island

Ordinance No. 2020-015 – August 13, 2020

“PHASE-1”

- Permit Number on Advertisements
- Agents & Hosting Platform responsibility
- Good Neighbor Policy / Nuisance Response Plan
- Increase Citations



Enforcement



- Notified all permit holders of the code changes
- Hosted workshop for permit holders – August 4, 2020
- Code Enforcement education and response to complaints
- 24-Hour Answering Service – October 1, 2020

Ad Hoc Committee Recommendations

“Phase 2”

1. Minimum Night Stay
2. Cap on number of STL permits

(current active permits – 1,510)

Planning Commission Review – July 23, 2020

1. Minimum Night Stay

3- Nights Owners Occupied (Duplex)

6- Nights Non-owner Occupied (SFD)

2. No new permits issued

Action: Did not recommend approval

Ad Hoc Committee Recommendations

1. Three (3) Nights Minimum Stay
2. Cap on STL Permits – 1,550
 - *Develop a waiting list

Minimum Night Stay Survey

- City of Anaheim: 3- nights min.
- City of Dana Point: 2- nights min.
- City of Ocean Side: 2- nights min.
- City of Solana Beach: 7- nights min.

CAP on STL Permit Survey

- City of Anaheim: 277 units amortizing down to 235 units
(1,200+ units are active – Source AirDNA)
- City of Orange: 300 units, PC approved, Pending CC
(280 units are active)

Other Cities

- City of Huntington Beach: Not Allowed
(557 units are active – Source AirDNA)
- City of Laguna Beach: Allowed in commercial zones, Grandfather for existing residential
(32 units permitted – 286 units active)
- City of Santa Monica: Home Sharing ordinance
(55 units permitted - 962 units active)

Up Next

- **24-Hour Answering Service**
Launching Oct. 1, 2020
- **STL Permit Fees Update**
Sept. 22 – City Council
- **Phase 2 Ordinance**
Oct. 13, 2020 – City Council

City Council Comments ?

1. Three (3) Nights Minimum Stay
2. Cap on STL Permits – 1,550



Thank You

Questions?

Finance &
Community Development
Departments