

Nicole French - Accessory dwelling units and short term rentals

From: Dan Gjerde <gjerde@co.mendocino.ca.us>
To: Nicole French
Date: 5/5/2017 10:46 AM
Subject: Accessory dwelling units and short term rentals

Nicole,

Can you include this as correspondence on the related agenda item?

Thanks.

Dan

Begin forwarded message:

From: "Perkins, Scott" <SPerkins@fortbragg.com>
Date: May 5, 2017 at 9:43:03 AM PDT
To: "Julia Acker" <ackerj@co.mendocino.ca.us>, "Dan Gjerde" <gjerde@co.mendocino.ca.us>
Subject: RE: Accessory dwelling units and short term rentals

Supervisor Gjerde,

Thank you for the invitation to provide input on this topic—a topic that you know is very important to me. I appreciate your efforts to this point to address what I think is a critical concern for Mendocino County's coastal communities. Based on our last conversations, I'm pleased with some of the ideas you've already been considering.

Particularly, your ideas for limiting the quantity of properties one entity could use as vacation rentals would prohibit folks from purchasing multiple properties for short term rentals—a practice that I consider a commercial endeavor despite the fact that it directly impacts residential housing stock on residentially-zoned properties. Now that second units are permissible in the Coastal Zone, I particularly like the idea that new business license applications for short term rentals can only be approved on properties with more than one legal unit (with one of the units remaining residential). This would maintain the residential character of communities—particularly in the “off season” months—while providing a variety of overnight options for tourists and lessening the stress on the housing market.

Regardless of the policy options ultimately enacted, enforcement is an obvious challenge. There is no easy answer for this, but AirBnB (and other vendors) are beginning to work more closely with localities to ensure compliance with local

ordinance. For example, some localities have requested AirBnB send all new listings to a specified point of contact within the local government to verify their legality prior to the listing going public. In the City's almost-adopted ILUDC update that allows 10 short term rentals in the downtown (only on second or third floors above commercial uses), we are requiring each online advertisement include the Use Permit number and business license number of the property. This allows City staff to easily look at the approved permit (which would specify a maximum occupancy and maximum quantity of permitted vehicles) and determine if the listing is compliant with the permit. If a Use Permit allows only 4 guests in a 2-bedroom apartment and the online ad says the maximum amount of guests is 6, we can initiate code enforcement actions and potentially revoke their permit. There are plenty of template ordinances out there to draw from, and I encourage the County to explore which ones are working best in other locations and adapt the existing good ideas to fit the County.

Not only is Julia a brilliant planner, she has lived on the coast her whole life and surely understands the breadth of impacts vacation rentals have on coastal communities—positive and negative. I encourage you to weigh heavily any thoughts she has on the topic.

There are tricky issues with the “sharing economy” that are affecting all sorts of industries. I’m glad the County is addressing the consequences of unchecked permitting of vacation rentals—these issues will not go away simply by complaining about them. Thanks again for your attention to the topic.

Scott

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