

THE CITY'S UNFAIR STR POLICY

- The City Council, with three unelected new members, served STR special interests by doubling the number of STRs allowed in residential neighborhoods. The Council can also increase the number allowed at any time
- Allows renewals of STR permits that favor investors and can inhibit residents' property rights
- Permits granted without an effective system to mitigate the harmful consequences to families and neighborhoods and available housing
- Unlimited Home Stay and Primary STRs are allowed in residential neighborhoods in the Coastal Zone
- City Council allows 2% of dwelling units in the Coastal Zone to become STRs – Currently about 115 STRs
- Currently a limit of 115 STR permits are allowed in Non-Coastal Zone
- STRs threaten available housing and can raise costs
- Limited STR information is available to the public, with inadequate enforcement protocols; TOT tax submitted using an honor system is difficult to enforce
- Increases STRs in neighborhoods without HOA - CC&Rs prohibitions

THE RESIDENTS' STR INITIATIVE

- Residents can vote to undo the doubling of STRs and prevent the City's expansion of STRs to save our neighborhoods. The rules and the number of STRs allowed can only be changed by having another vote
- All permits are newly awarded annually to give residents a fair chance to receive a permit ahead of investors
- STRs are prioritized and permits granted each year first for primary resident based STRs that minimize the negative impacts to families, neighborhoods and available housing
- No unlimited STRs in any residential district in any zone. Favors STRs in commercial and mixed-use zones
- Reduces allowed STR permits to only 1% of dwelling units in the Coastal Zone – Reduced to 56 STRs
- Reduces STR permits to 0.5% of dwelling units in the Non-Coastal Zone – Reduced to 53 STRs
- Limits STRs to protect available housing and rising costs
- Creates an STR Register for the public; increased enforcement to locate illegally operating STRs; hosting platforms required to submit TOT
- Protects HOA - CC&Rs prohibitions but has priority based STRs to better protect all neighborhoods