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Subject: Letter to City Council in regard to 10/10/23 Agenda
Date: Monday, October 9, 2023 6:10:54 PM

To: Mayor Vinatieri, Brian Saeki -City Manager, Fernando Dutra, Cathy Warner, Octavio Martinez, Jessica Martinez, Ben Pongetti, Luis G. Escobedo, Monique Garibay

Re: Best Practices for The City's Regulation of Short-Term Residential Rentals per 10/10/2023 Agenda

Item 1 - Restricting the number of STRs within the city - The limitation on the number of city STR's at 108 is a great decision. With the urgent need for affordable housing that we see, allowing for these STR's will only increase home prices and rent, causing more harm than good to the city.

That said, "The Hill" where we live, currently has 3 STR's within a very close proximity of each other, two side-by-side across the street from our residence of 12035 S. Circle Dr. There is another home a little ways down the street that is currently looking to sale to a STR company, which would put us at 4 STR's within a 1 block radius. Not only is this dangerous in terms of ingress and egress, as the location we live has one lane each way and is many times narrowed down to a single lane due to parking. STR renters rarely understand the parking situation or the emergency evacuation situation that we have, especially as we are in a fire-danger zone, and the renters tend to block vital street space with their cars. Therefore my family and many other residents near us are in danger if there is to be any kind of emergency on the street.

Item 2 - Occupancy - Limiting the number of guests to two per bedroom with an additional two per residence is very helpful. Currently we have seen an uprange of 22 guests going in to the rental across the street that boasts two bedrooms. The danger in this STR is that it is advertised as a party throwing venue for upwards of 20+ guests, so a restriction will hopefully be beneficial in curbing the unlawful behavior that has consistently occurred at said STR. It would also be helpful in having a vehicle limit, as we have seen anywhere from 2 to 10 vehicles, many large vans, try to park illegally in relation to the STR's. This again is where safety hazards have come into play.

Item 3 - Multi-Family Units - This regulation might need a little more in terms of restrictions. If there is a property of 4 or more units than they can have 3STR's on property? That seems like a lot of STR's on one property.

Item 4 - Penalties - The stiff penalties suggested are a great deterrent, or at least seem like they would be and will hopefully help to deter the more dangerous issues from arising. Would these penalties apply to people using the STR for illegal pornography filming?

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Council Meeting: _____
Agenda Item No: _____

Sincerely,

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