



NOTICE OF MEETING

CITY OF PACIFIC GROVE

Short-term Vacation Rental Task Force

Meeting #3 Agenda

November 11, 2015: 12 Noon

City Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue and at the CEDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org

1. Call to Order – 12:00 Noon

2. Roll Call

Task Force Members: Robin Aeschliman, Thom Akeman, Alka Joshi, Jan Leasure, and Ahnalisa Miller

3. General Public Comment

Comments must deal with matters subject to the jurisdiction of the Task Force and will be limited to three minutes.

4. Continuing/Unfinished Business

- a. Requested Data and Update on Efforts Underway
- b. Specific Program, Property Management, and Compliance Assistance Provisions (see attachment)
- c. Next Steps

5. For the Good of the Order

Task Force members may ask clarifying questions; make brief announcements, request items for future agendas, etc.

6. Adjournment

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

Potential STVR Ordinance Options

Program Characteristics

City-wide Limits: maximum total; allowed only in certain areas of community

Density limits: Per block or per radius

Max number per parcel

Not adjacent to a hotel/BandB or ...

Frequency Limits: Seasonal limits; total nights per year; ...

Ownership Limits: One per parcel;

Notice to neighbors of application; if awarded, provide contact numbers to all neighbors

If driveway or garage available, parking must be made available in those areas where parking is an issue

Enhanced TOT (requires vote of people)

Dedicate some revenue to affordable housing creation (if formalized, changes enhanced TOT vote from majority to 2/3)

Property Management

½ hour response

Applicant contract for inspection

Insurance requirements

Building code requirements

No parties, weddings, etc.

If in excess of 1 validated complaint in last y months, convert to professionally managed

Actual transfer of ownership, not to LLC, so don't shield against property taxes

Hold open house; give contact info to neighbors; etc.

Marketing limitations or requirements (e.g., identify City license number)

Owner/manager to prepare and distribute guidelines for tenants

Compliance Assistance

Enforcement actions against property owner and/or property manager

Deposit required; cost of enforcement deducted from the deposit

Test ½ hour response time on sample basis

Test marketing on sample basis (e.g., including license number, not booking more tenants than allowed)

One stop shop for applicants and tenants; on-line and at {C&EDD}

Special City phone number for reporting concerns