



# SHORT-TERM RENTAL PUBLIC LOTTERY

February 7, 2018



# Recap

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- Ordinance 17-024
  - Adopted on December 20, 2017
  - Effective January 20, 2018
- 250 City-wide Cap
- New STR licenses are subject to:
  - One per parcel limit
  - 55' Zone of Exclusion (ZOE)

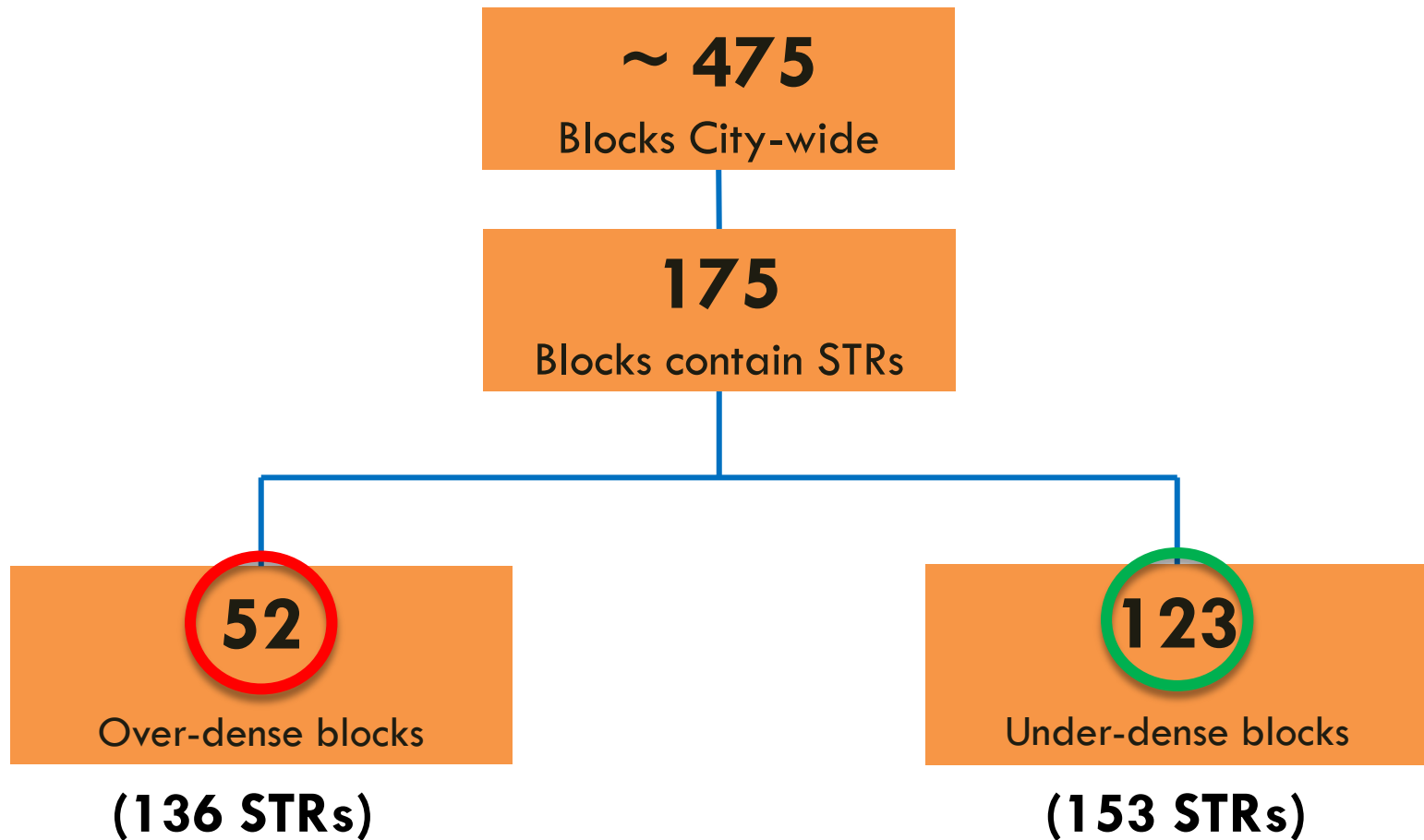
# STR Program Overview

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- 289 STRs
- 25-30 estimated to be not renewed due to:
  - Ineligibility (idle, violations, incomplete applications, etc)
  - Voluntary cancellations
  - Failure to renew before the deadline

# STR Lottery

3



**\*\*Approximately 60 STRs will be sunsetted if ALL 289 STR licenses are renewed**

# Lottery Ordinance Overview

4

- Will further implement ordinance 17-024
- Will address density if attrition and removal of idle licenses do not address density concerns sufficiently
- Lottery will not apply to STRs that are on blocks below the 15% block density limit, or do not overlap the Zone of Exclusion (ZOE) with another STR



# Block Density

6

$$\text{block density} = \frac{\text{Number of STRs}}{\text{Number of parcels}}$$

**Over-density > 15%**

# Next Steps

7

- Complete STR license renewals by March 31, 2018
- City staff will provide Council with an updated block density map and detailed report on renewals and attrition within the first week of April 2018
- Based on the renewal update from staff, the City Council to determine whether a lottery is necessary at a regularly scheduled meeting





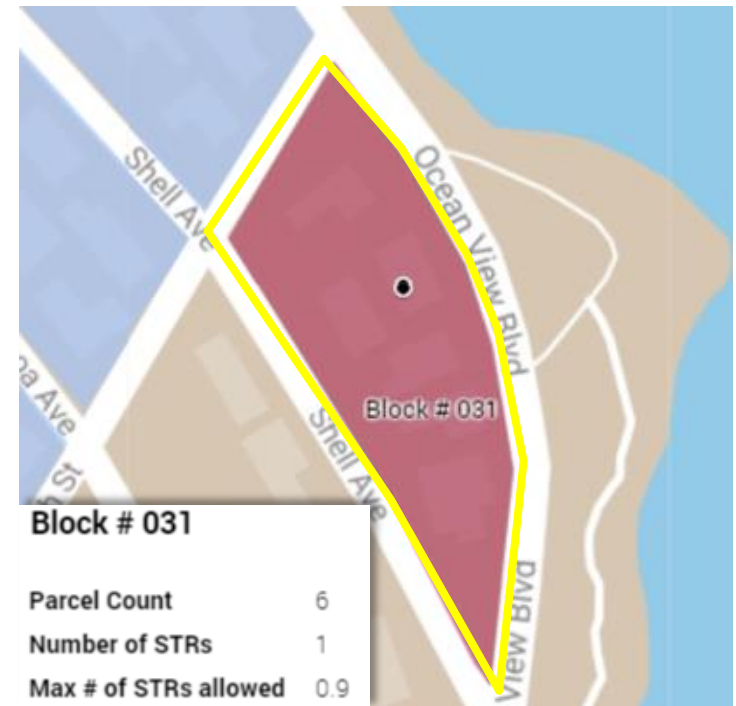
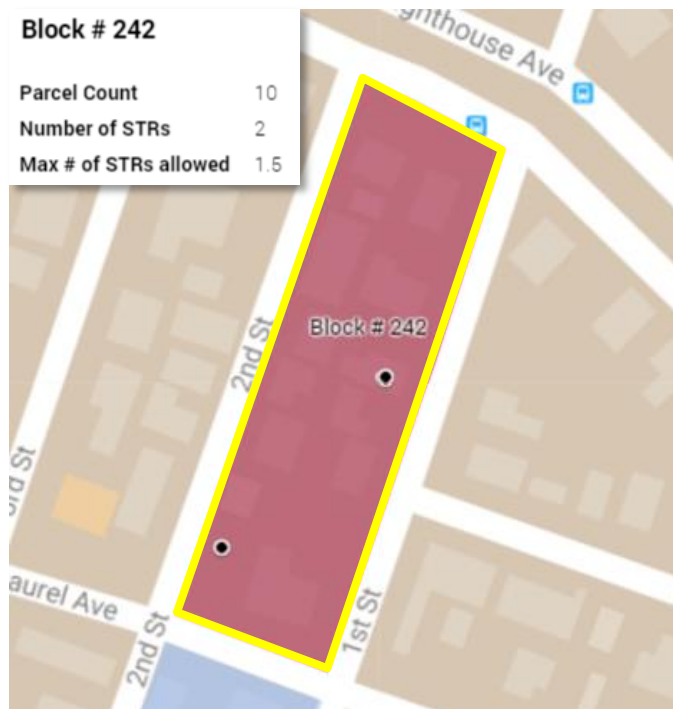
Thank you!

Comments & Questions



# Over-dense Block Configurations

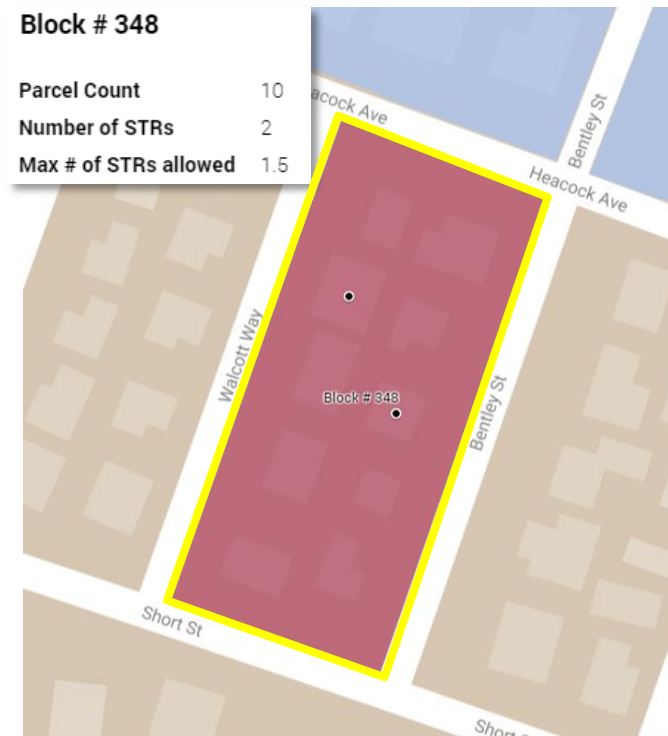
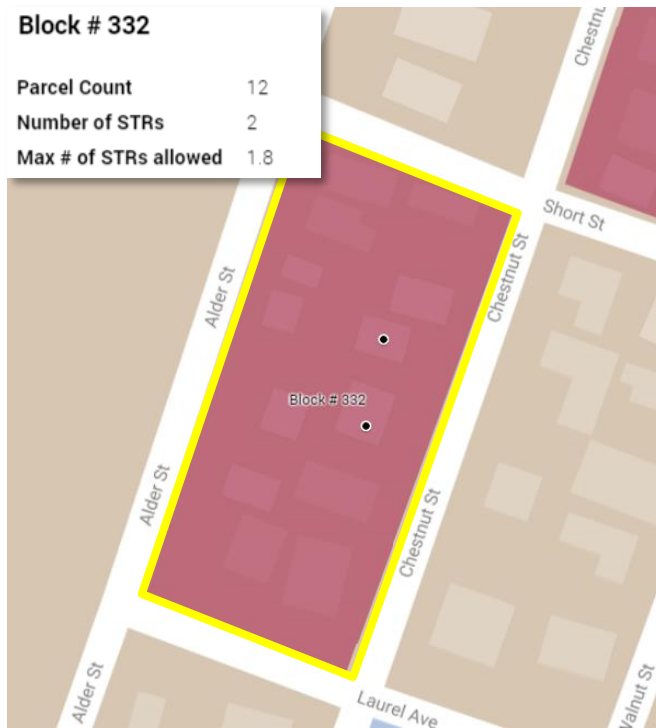
**Type 1**: Over 15% but all STRs comply with 55' ZOE



**No lottery in either case**

# Over-dense Block Configurations

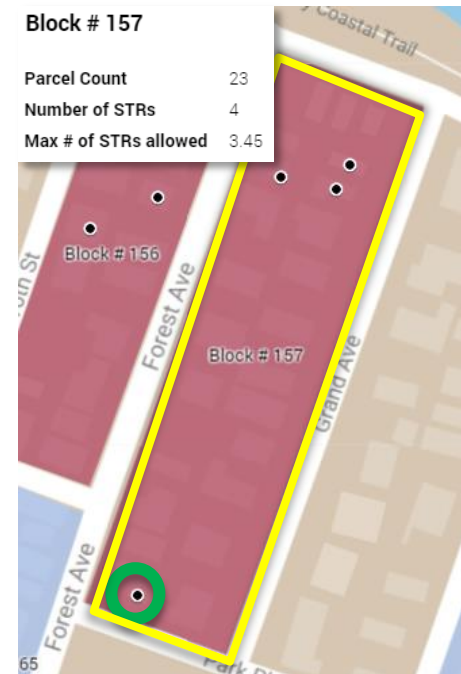
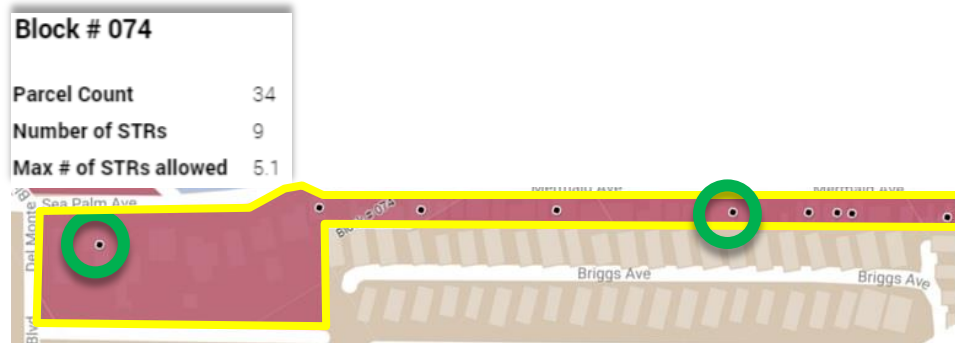
**Type 2**: Over 15% and no STRs comply with 55' ZOE



**Lottery Eligible**: Only 1 STR continues

# Over-dense Block Configurations

**Type 3:** Over 15% - Some STR(s) comply with 55' ZOE and others do not

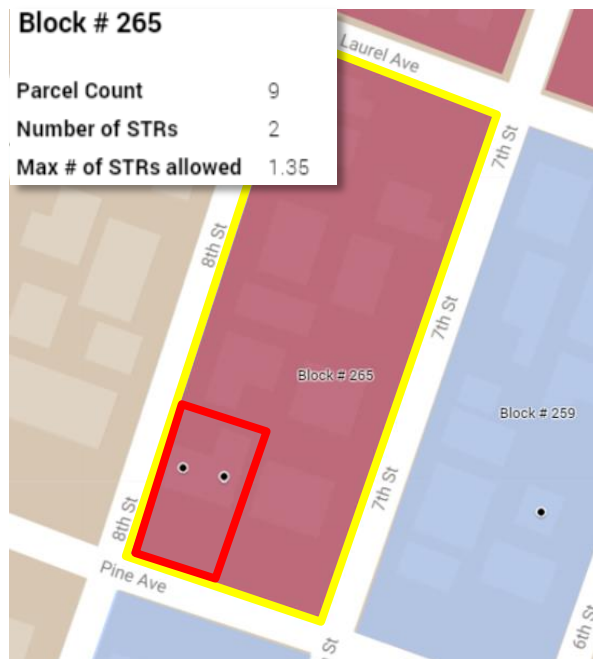


**No Lottery:** ZOE-compliant STRs

**Lottery Eligible:** remaining STRs

# Over-dense Block Configurations

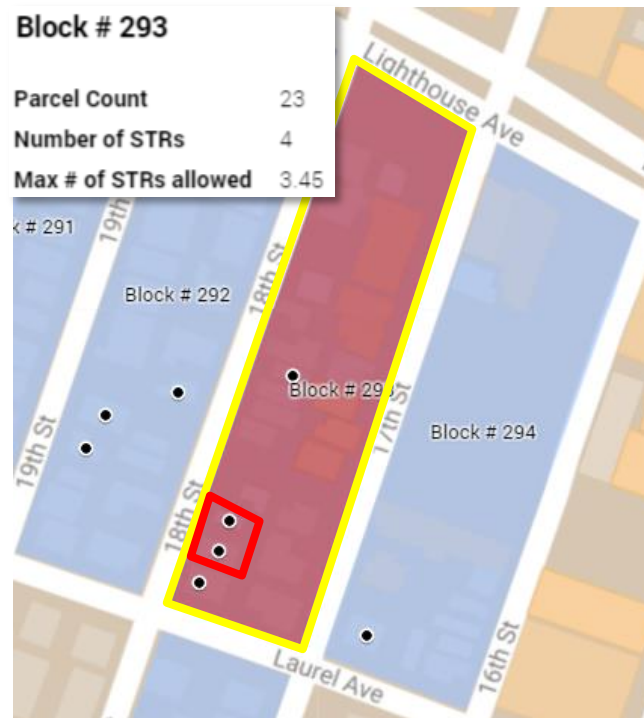
## Type 4: Standalone duplexes and triplexes



**Lottery Eligible**: One STR continues

# Over-dense Block Configurations

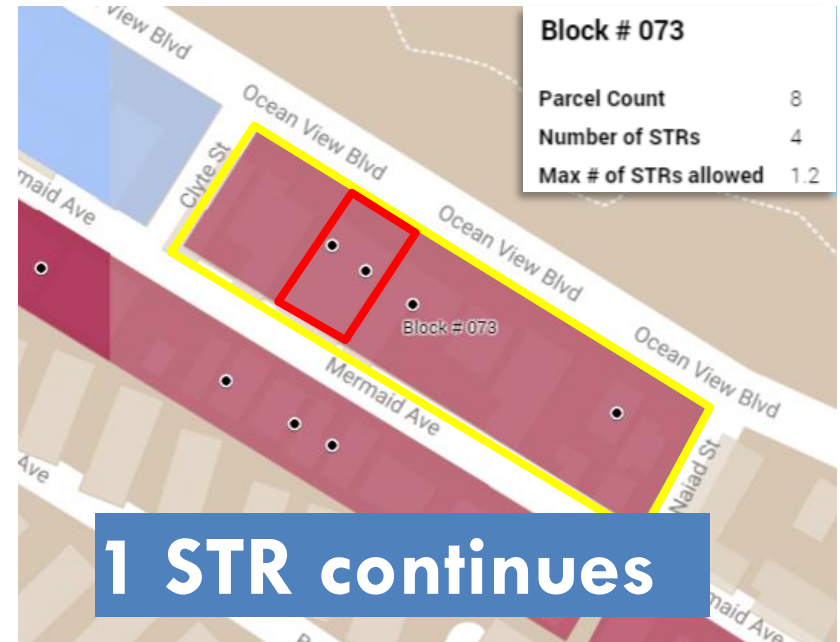
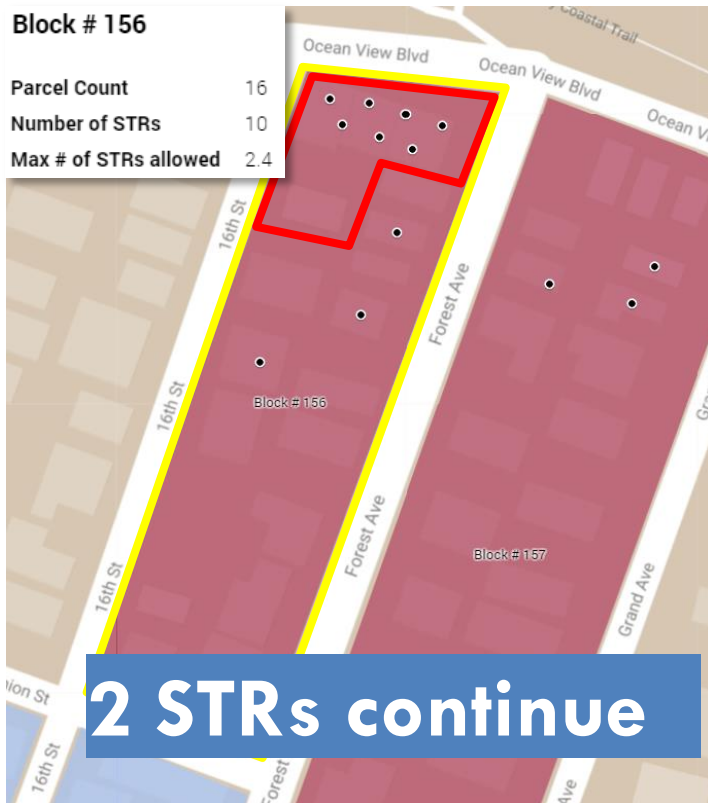
**Type 5**: Hybrid block (duplex and SFD STRs on the same block)



**Lottery Eligible:** 3 STRs continue

# Over-dense Block Configurations

## Type 6: Hybrid Block (HOA/TIC and SFD STRs on the same block)



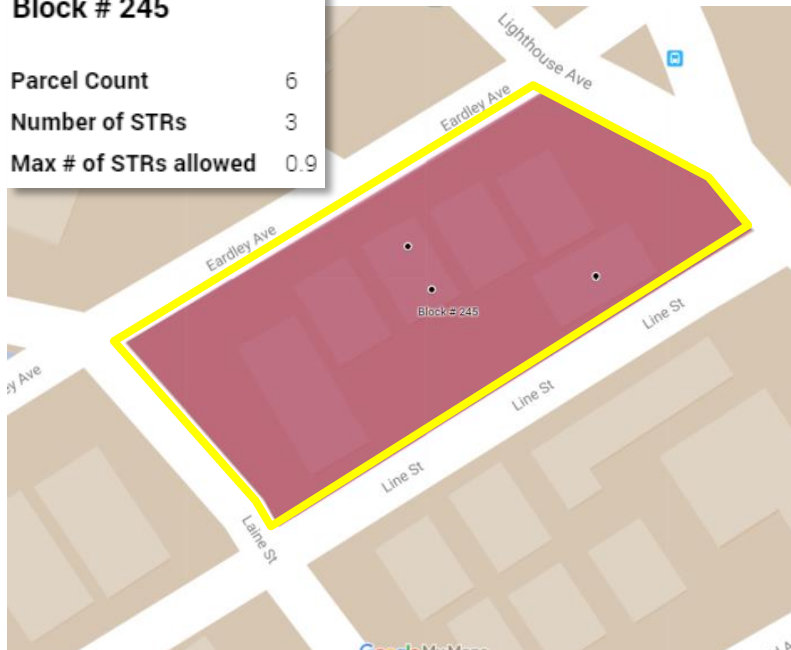
Lottery Eligible

# Over-dense Block Configurations

## Type 7: The unusually small blocks

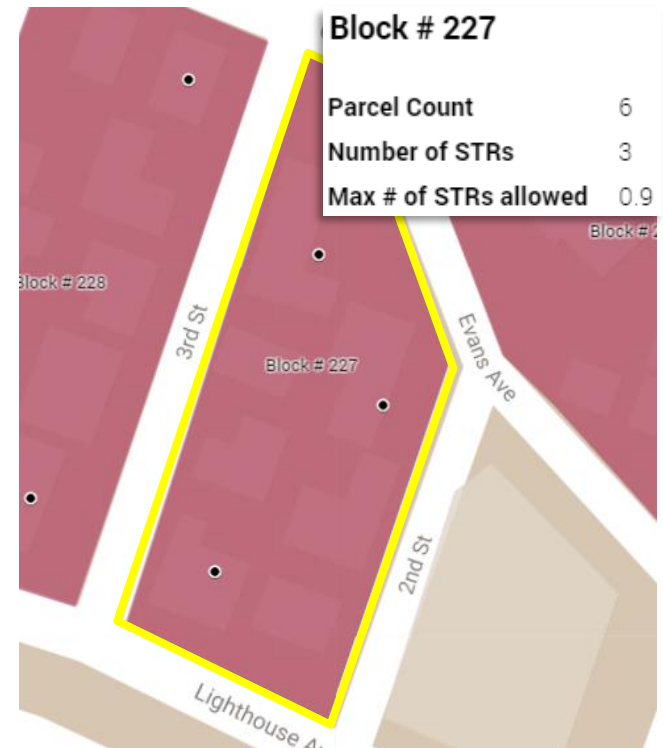
Block # 245

Parcel Count	6
Number of STRs	3
Max # of STRs allowed	0.9



Block # 227

Parcel Count	6
Number of STRs	3
Max # of STRs allowed	0.9



**Lottery Eligible**: One STR may continue