



La Jolla Community Planning Association

5 November 2020

To: Chairperson Hofman and Honorable Members of the Planning Commission
From: Diane Kane, President, on behalf of LJCPA
About: Proposed Short Term Vacation Rental Ordinance

We appreciate the Planning Commission's interest in finding a productive balance between enabling and regulating short term vacation rentals (STVRs) in San Diego. We recognize that this is a thorny challenge. For some San Diego communities, such as Mission Beach, STVRs are an accepted, even essential part of their economy and character. For others, such as La Jolla, they are on the contrary an undesirable, counterproductive threat to affordable housing, quiet family-friendly neighborhoods, and safety. Both perspectives have merit, and both need to be reflected.

Unfortunately, the proposed Ordinance before you is seriously flawed, in that it reflects and represents only a narrow set of interests. This is in large part because the proposal was developed out of the public eye by those closely involved with the STVR industry, without consulting or involving organizations representing the communities most affected by STVRs.

We therefore request that the Planning Commission

- **Take no action on the draft Ordinance** proposed by Councilmember Campbell and her collaborators,
- Work with the current and next Mayor to **ensure that current zoning ordinances prohibiting STVRs in residential neighborhoods are uniformly enforced**, and
- Recommend that Councilmember Campbell **collaborate extensively and openly with organizations representing San Diego communities heavily affected by STVRs** over the next few months to draft a more comprehensive and fairer Ordinance for the Planning Commission and the City to discuss and adopt.

It is our firm belief that an effective ordinance regulating STVRs will require nuanced, flexible provisions that recognize and address important distinctions among communities and constituencies. These cannot be developed in haste or in isolation. If the result is to meet the City's needs and to withstand the inevitable legal and political assault, an STVR ordinance will require extensive groundwork and buy-in.

We stand ready to work with you, with other neighborhood organizations, and with Councilmember Campbell and her collaborators to ensure that San Diego regulates and enables STVRs to our collective benefit. But we remain strongly opposed to the draft currently before you.