



# SHORT TERM RENTAL WORKSHOP

Planning Commission Public Comment  
July 20, 2020

# PURPOSE

- Inform public of current status of Short Term Rentals (STRs)
- Present referral ordinance from City Council to public
- Obtain public comment on referral ordinance or STRs in general

Additional information:

[www.vbgov.com/str](http://www.vbgov.com/str)

STR@vbgov.com

# CURRENT STATUS

- Current STR regulations have been in effect since November 2019 (adopted January 2019)
- City Council, sponsored by Councilman Tower, referred a proposed ordinance amendment to the Planning Commission
  - Old Beach Overlay District
  - Overall changes dealing with required findings, grandfathered properties, enforcement and transition rules
  - Must be reported back to City Council by September
- City Council also directed staff to review all the STR regulations
  - Future discussion and public comments sessions will be held

# CURRENT STATUS

- STRs listed in the City – 2,594
  - Includes 268 Homeshares
- Registered properties (“311 list”) (739)
- Grandfathered applications (290)
- STR – Conditional Use Permit Applications (195)
  - Approved - 75
  - Denied – 7 (1 to be reconsidered)
  - Under review - 116
  - Withdrawn - 22



# REFERRAL ORDINANCE

- General Zoning Ordinance amendments
  - Required Findings
  - Termination of grandfathered STRs
  - Civil Penalties for violations
- Old Beach Overlay District specific amendments
  - Addresses specific concern raised by Councilmember Tower
- Transition Rules for submitted applications

# ZONING ORDINANCE CHANGES

- Required findings (copied from proposed ordinance):
  - The density of short term rental uses in the immediate vicinity do not change the characteristics of the surrounding neighborhood;
  - Parking is readily available to accommodate short term rental use. On-site parking solutions are visually appealing and environmentally responsible. If an off-site parking plan is submitted, the parking is reasonable and practical so as to be easily used by the guests of the short term rental;
  - The increased occupancy of short term rental use is compatible with the character of the residential neighborhood considering factors such as noise, trash and other negative consequences; and
  - The short term rentals are a needed resource in certain areas of the City and it is located in close proximity to venues, districts or areas that generate a high volume of people or visitors.

# GENERAL ZONING ORDINANCE CHANGES

- Termination of Grandfathered STRs
  - Grandfathered STR that have ceased operation for two years or more shall be revoked by the Planning Director (aligns with regulation of nonconformities)
- Civil Penalties for Violations
  - Assess a civil penalty for those operating STRs without approval or if in violation of 241.2 (operational requirements)
  - \$200 penalty for initial summons
  - \$500 penalty for each additional summons
  - Changes penalty from criminal to civil penalty

# OLD BEACH OVERLAY DISTRICT AMENDMENT

- Allows by-right STRs that meet the following criteria:
  - All requirements of 241.2
  - The STR is the principal residence and owned by the operator
- Draft does not currently allow for someone to “ask” for consideration due to unique circumstances (CUP)
- Only allows one STR per property owner



# TRANSITION ORDINANCE

- Proposed Ordinance Amendments will be effective immediately upon adoption by City Council
  - Affects applications for STR Conditional Use Permits
  - Any application that is submitted or already in the process will be required to comply with the newly adopted regulations immediately.

# ADDITIONAL CHANGE IDENTIFIED

- Change to 241.2 referring to new conditions added to all STR Conditional Use Permits by City Council:
- Number of events
  - Reflect current condition prohibiting events outside of those staying at the STR
- Residential Parking Permit Program (RPPP)
  - Limit the issuance of guest and temporary passes for properties operating as STRs



# CITY COUNCIL DISCUSSION

- City Council had robust conversations about STR regulations
- Future changes have been requested to be reviewed by Planning Commission by City Council
  - Additional meetings will be held on these at a later date to present additional changes and to allow for public comment

# TIMELINE

- Referred ordinances must have recommendation to City Council by September 17 (Within 100 days of referral)
- Referred Ordinances currently scheduled for **August 12**  
**Planning Commission Public Hearing**
- Comments will continue to be taken on referred amendments and on STRs in general

# INFORMATION AND COMMENTS

- Send comments to [STR@vbgov.com](mailto:STR@vbgov.com)
- [www.vbgov.com/str](http://www.vbgov.com/str)
  - Updates and information will be posted
    - Proposed Ordinance
    - Video of Planning Commission Workshop from July 8
- Planning Commission Public Hearing on August 12