

SHORT TERM RENTALS: Decision Points

Culver City Short Term Rentals Task Force – June 19, 2017

TOPIC	CONSDERATIONS	COMMENTS:
Land Use	<p>Hotel/Motel: defined in Zoning Code as rental < 30 days</p> <p>Hotel/Motel: only permitted in Commercial Zones</p>	
Hotels/Motels	<p>Current Regulations Require:</p> <ul style="list-style-type: none"> -Business Tax Certificate -Registration -Subject to Inspection by CCPD -Pay TOT – 14% 	
Council Direction	<p>Decision to Prohibit or Allow with Regulations</p> <ul style="list-style-type: none"> - Both require Code Amendments 	
Zoning Changes	<p>Definition – Zoning Code currently defines Hotel/Motel:</p> <ul style="list-style-type: none"> - Define Short Term Rental (STRs) – (Bed, Single Room, Whole House, Accessory Unit) - Define Advertisement (Free Speech issues) <p>Consider which Zone Districts to allow STRs:</p> <ul style="list-style-type: none"> - All residential districts vs. limited districts? - How do STRs fit into Commercial Zones? 	

Neighborhood Compatibility/Preservation	Consider possible impacts in neighborhoods : <ul style="list-style-type: none"> -Noise -Parking -Unknown persons in neighborhood -Traffic -Criminal activity -Disturbing the peace/parties 	
Financial	<ul style="list-style-type: none"> - Projected funding/income source - Fees collected <ul style="list-style-type: none"> • Transient Occupancy Tax (TOT) • Business Tax Certificate fee • Permit fee - Costs for permit processing - Costs for enforcement: (including City Attorney costs) 	
Staffing	Impact on current staff level: <ul style="list-style-type: none"> - Code Enforcement - Finance Dept. - City Attorney - Planning - Building Safety - Police - Fire - Housing 	

<p>Housing Availability (Long-term rentals may remove housing from a stressed housing market.)</p>	<ul style="list-style-type: none"> -Accessory Dwelling Units (ADU) and State Law changes. -Rooms for rent -Whole house rentals (Home Away) -Reduction in the supply of housing 	
<p>Enforcement Practices and Methodology for Enforcement</p>	<ul style="list-style-type: none"> - Violation reporting: complaint based vs regular inspections - Utilize outside services/contractor - Permit Revocation - “Listing” Violations - Fine Amount - Tax Collection 	
<p>Regulatory Consistency/ Practices</p>	<ul style="list-style-type: none"> -Who can operate STR? – Owners, Renters, Property Management Companies - Must it be owner occupied? - Who is an Owner? Is a Corporation an owner? - Will we allow renters to sub-lease? - Require Business Tax Certificate and Permit - Permit and inspection fees - Require safety and habitability inspections - Maximum number of individuals per rental? - Health Code: mandate to be in compliance with County Health Regulations (commercial kitchen)? -Insurance Considerations -Disallow rentals in subsidized housing -Set Neighborhood Quotas/Limitation on the number of units in any given block or neighborhood 	

	<ul style="list-style-type: none"> -Limitation on Bedroom and Occupancy -Limitation on the number of days rented per month/per year -Certain time frames only (summer months) -Signs – Ban or Allow (content?) -Require adequate parking and garbage disposal -Require hosts to post noise ordinance -Require a local contact person -Encourage hosting in certain areas -Require safety and habitability inspections -Require Registration and/or business license 	
<p>Neighborhood Outreach</p>	<p>Once regulations are adopted:</p> <ul style="list-style-type: none"> - Notify of permitting requirements - Tax collection - Enforcement 	