

TO: Debbie Lopez, Linda Northrup, Nate Hamburger, Ramiro Adeva
FROM: George Colman
RE: Short Term Rentals (STR) Goal Setting 3/9/22

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At the Land Use & Economic Development Sub-Committee meeting on February 24, 2022, Debbie invited me to the “Goal Setting” meeting on March 19, 2022. Rather than deal with the structure of timed comments, and no collegial exchange and communication that accompanied these types of meetings pre-covid, I thought a writing would serve a better purpose.

I was enthused to learn of the interest by the sub-committee to entertain an effort to review the situation with STRs in Agoura Hills, and Old Agoura, in particular.

I recognize that complaints about STRs are not significant in our city, but to residents of Old Agoura, the potential is there, and will be growing. Better to be forearmed as the back door is still open. Nate Hamburger has received many emails, and photos of just one ABNB on Colodny Drive over several years.

As a resident of Old Agoura for almost 29 years, spiriting efforts to police STRs, I recognize the continuing desire of City Counsel to have precedent from other cities or elsewhere to support new ordinances or regulations. We have that in this instance. As of January 15, 2022, Malibu has an ordinance #486, creating a permit system, as does Palm Springs, and possibly Calabasas as well. Riverside County approved Ordinance 927. The purpose to establish regulations for the use of privately owned residential dwellings as short term rentals to minimize the negative effects on surrounding properties.

These regulations governing single family dwellings have various conditions designed to protect neighboring residents, and ensure collection of transient occupancy taxes. Short term rentals are ancillary, and a secondary use of residential property. They very well may be a commercial ussp Property occupied for a period of time that can be from 1 day to several weeks.

As a Massachusetts Supreme Court stated “a short term rental use of a one family property is inconsistent with the zoning purpose of a single residence zoning area.” To preserve the residential character of the neighborhood, which character is compatible with long term rentals, but not short term, is the concern. A special permit is not inconsistent with this.

Clearly, the quiet enforcement of a neighborhood is interrupted when outsiders arrive for a limited amount of time and create a potential for nuisance, disruption of daily activities of adjoining neighbors, and possible liabilities, that may not be insured against.

We are not against a homeowner creatively trying to have economic gain from its “property,” but a sensitivity to their neighbors and the community at large. This should be controlled via permit, an acceptance of liability, and the potential for disturbance.