



PISMO BEACH COUNCIL AGENDA REPORT

SUBJECT:

VACATION RENTAL ENFORCEMENT PROGRAM WITHIN THE CITY LIMITS OF PISMO BEACH.

RECOMMENDATION:

By motion and voice vote, approve vacation rental enforcement program.

EXECUTIVE SUMMARY:

This agenda item is a follow-up from the City Council's direction to bring forward an enforcement program on vacation rentals in residentially zoned areas within the city limits.

The Municipal Code makes provisions for excluding vacation rentals in the following Zones:

1998 Zoning Ordinance:**NOT ALLOWED:**

RSL (Single Family Residential)
RSM (Medium Density Residential)
CS (Service Commercial)

1983 Zoning Ordinance:**NOT ALLOWED:**

R-1 (One Family Residential)
R-2 (Two and Three Family Residential)
M-H (Mobile Home)
C-M (Commercial Manufacturing)

In formulating an enforcement program staff found that a straight-forward approach was the shortest and most cost effective for the City of Pismo Beach. In utilizing the City's utilities as an initial enforcement tool will considerably save time and City Attorney fees (Please see attached program).

FISCAL IMPACT: Costs would vary depending if the City had repeat offenders.

OPTIONS: Direct Staff to implement the enforcement program.
Direct staff to modify the proposed enforcement program.
Take no action.

ATTACHMENTS:

Enforcement Program

Prepared by: Randy Bloom, Community Dev. Dir.

Meeting Date: May 2, 2006

City Manager Approval:

A handwritten signature in black ink, appearing to read "Kevin M. Price".

VACATION RENTAL ENFORCEMENT PROGRAM

Enforcement will be conducted on a complaint by complaint basis throughout the City.

If staff investigation finds that the residence is being used as an illegal vacation rental the following program will be implemented:

First Complaint:

The property owner will be notified by written notice that they are in violation of the City of Pismo Beach's Zoning Ordinance. The written notice will identify if there are subsequent complaints the City will shut off the water supply to the property.

Second Complaint:

The property owners will be notified by written notice that the City of Pismo Beach is going to shut off the water supply to the property. The property owner will then be required to come into City Hall and sign a declaration that the property will not be used as a vacation rental in the future. The owner would then be required to pay a water reconnection fee before the residence can be reoccupied.

Third Complaint:

The property owner will be notified by written notice that they are in violation of the Zoning Ordinance and the matter be turned over to the City Attorney for formal enforcement through the courts.