

ISSUES CONCERNS AND NEGATIVE IMPACTS RELATED TO SHORT TERM VACATION RENTALS

REGULATIONS (30 dots)	ENFORCEMENT	TRANSIENT OCCUPANCY TAX	TOURISM and ECONOMIC IMPACTS	HOTELS	STVR LEASES	ZONING and IMPACTS ON HOUSING AVAILABILITY & OCCUPANCY (11 dots)	NEIGHBORHOOD and LIFESTYLE IMPACTS (30 dots)	TRAFFIC AND PARKING 3 dots	PIERPONT SPECIFIC (5 dots)	NUISANCE ISSUES	RESOURCES IMPACTS	LEGAL	OTHER
Respect STVR owner property rights in any solutions --6 dots	Easier/clearer way to report unpermitted STVR	Transient Occupancy Tax (TOT) can be greater with STVRs; 1 dot	Tourism industry is bright spot for Ventura economy; 1 dot	Hotel rates are high and most don't allow pets; STVR as better option for these visitors; 1 dot	Poor contracts; 1 dot	Zoning conflicts; STVRs violate zoning; residential is not commercial; 3 dots	Neighbors against neighbors; 1 dot	Parking issues (only Pierpont?)	Ghost town during off season in Pierpont Area (Enjoy)	Lack of information on true level of complaints (type, frequency, location)	Concern of not enough City staff to manage STVR issues	Is current ordinance legal? Are STVRs legal in R1/R2 zones?	Need for accurate data
Concerns with tenants ability to sub-lease as STVR	Illegal STVR's-crack down; 11 dots	TOT dollars hire lifeguards (stop unsafe beaches)	Issue of relationship of STVRs to local business success; 1 dot	Hotels don't meet needs of families; STVRs needed for these visitors; 1 dot	Issue of fines built into leases for violations	Issue of STVRs as businesses; pay business tax?	STVRs negatively affects the character of the neighborhood	Traffic issues of speeding, parking and safety; 2 dots	Pierpont has always had STVRs; banning them harms visitors	Solution to noise-trash issues?	Public agencies overloaded	Megan's Law rendered useless in a residential area; 3 dots	Resident motivation for attendance/action not influenced by money, hence low turnout
Concern about minimum 2 night stay; too low?; 2 dots	Easier ways to report issues with STVR's; flawed process for reporting any STVR nuisance	TOT used on STVR community enhancement; 1 dot	Affordability of STVRs equals more money for local economy	Lack of quality hotels	Incorporate good neighbor guidelines into standard leases; 1 dot	Are STVRs businesses? Should they be in residential zoning?	Constant changing neighbors	Take up limited street parking; 2 dots	Elementary school enrollment down; concern about keeping Pierpont school open	All the problems also apply to long term renters and owner-occupants	Impace on public safety resources	STVRs are illegal; its that simple; let's go with the law!; 19 dots	Positives have not been vetted properly. Most are not valid.
Issue of citywide regulations - sensitivity to differences in area experiences with STVR	Form City patrols to improve enforcement	Increase TOT to pay for City enforcer	Tourism brings property values up	STVRs damage hotel business	Incorporate best business practices into STVR leases; 1 dot	Owners bought in residential districts; not business districts; 3 dots	STVRs have always been in Ventura; 2 dots	STVRs increase traffic	New purchasers buy in Pierpont for neighborhood "feel"	Owners not in the area of the rental; not there to see/handle issues	Extra policing; extra traffic control; more maintenance to streets and parks all impacts on city resources	Courts will uphold local prohibitions of STVRs in neighborhoods	STVR owners are motivated strictly by revenues....period!
Issue with rule about one booking per rolling week outside summer weeks	Practicalities of enforcement;improve enforcement; 1 dot	Concern with unpaid TOT; define an audit; self reporting? 1 dot	Bad for small businesses; like beauty salons, dry cleaners as vacationers don't use these services. True?	Short Term Vacation Rentals ARE hotels; not private houses.	Bad renters	Issue of treating vacation rentals differently than other businesses. Why?	Decline of community service contributions	No timely enforcement of violations and nuisance plan doesn't address this.	As a long-time Pierpont resident (over 35 years) concern that vacationers will change our strong community	Trash; overflowing bins and visible on street between collection days	Concern about renters abusing water, we are still in a drought		Certain individuals bully STVR owners; not nice. :(
Issue with renting at 8 per nite; but day visitors way in excess of that	Inadequate enforcement; current rules not even enforced; 2 dots	Impact; does STVR reduce TOT?	Issue of coastal access and Coastal Commission viewpoints, rules ; 4 dots	All hotels now allow dogs for money		Many houses would be empty most of the year without an STVR permit as they are second homes	Quality of life versus money; 3 dots	Vacation renters often have large boats and caravans which they park on the street	Crime. STVR brings strangers and child predators etc next door. Who checks?	Excessive Noise; 4 dots	Tenants waste resources; not preserve		To the owners of STVRs; I understand the economic reasoning. What might be the 'moral reasoning' for renting your property for as little as two days?
Issue of 7 day minimum rental in summer	Issues of noise and trash ordinances enforcement	Air BNB does not collect TOT; VRBO does. Contact Air BNB and insist on collection; forces legal units; 1 dot	Impacts hotel rentals			Impact on water use? Excessive use of water from STVRs i.e. showers, dishes, etc.	Too many people going in and out of homes	Lanes look like alleys. Renters don't park properly	STVRs in Ventura affect different neighborhoods drastically; Pierpont appears to have the attraction of noise and large groups, parties. Midtwon does not have same concerns	No way to discern STVR tenants as source of problems	No proof that STVR use more water than other users		
Owner occupied versus investment STVR; different rules?	If Police are called on STVR is that reported to City?	STVR owners don't update calendars; so they avoid TOT	Impacts restaurants; more cooking at home			Puts stress on shrinking long term rental market; 2 dots	Safety issue of not knowing your neighbors; 1 dot	Parking is a big problem on Lanes; when many guests come for the day, there is no way to control this	If I open a Hair Salon, can I get a permit in Pierpont?	STVR pets can be a noise nuisance			

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Issue of 'home share' rentals versus non; needs to be addressed in ordinance; different rules/regulations? 6 dots	There is no single point of contact for nuisance reports	No one knows where the TOT goes				Overstating actual occupancy; need data	Over 450 people have petitioned against STVRs	We need better response from traffic enforcement for cars blocking our driveways! Houses have multiple vehicles staying with no driveway/space in the lanes.	Pierpont is a high density area with house 9feet apart, narrow lanes. The entire neighborhood, resident, STVR, LTR all have the same and similar issues. If someone wants quiet they should not live at the beach.	STVR renters do not seem to understand that residents are not on vacation; lack of respect for locals			
Longer than 1 night, don't work in home share situation. Many tourist, business people are only here for one night and they want to share room	Too difficult to make a complaint	More TOT money needs to stay in area where it was generated. Reinvest in Pierpont, upgrades, etc.; 3 dots				What is the impact of STVRs on long term housing availability; 1 dot	Properties neglected; not maintained		Pierpont quite dense but small area	How to solve noise and bad behavior in an STVR next to or near to you??			
Can't have one size fits all regulations; many different types of STVRs; Pierpont different from west end, or east end	Minimum stay limits and number of allowed guests ignored	Who checks that owners pay income tax? This is easy under the table money. A permit is not enough.				Resident areas are for residents; not vacation people to come for more than a day on the beach	Neighborhood becomes "transient-hood"; 1 dot	15 mph speed limit ignored	City Council conflict of interest (Cheryl Heitmann and Mike Tracy)	Unattended pets; barking dogs! Dogs are barking all the time with every new rental.			
Occupancy over regulation	Current nuisance response plan is inadequate. Data on # of complaints is low.	TOT must be rigorously enforced.				Decreases property values of nearby owners	STVR changes makeup of lanes		Non-resident STVR owners don't care about neighborhood	STVR renters less inclined to police themselves for noise, etc. because they don't know their neighbors			
Many STVR owners not present when renters check in; no guidelines established	STVR owners allow higher density than regulations allow; 1 dot	Despite violating zoning, the fees are too limited to allow for public agency support				Challenges to R-1 impacts property values	Our families want other families in the neighborhood		Pierpont - 81 STVRs impacting 3000 residents	Litter at Marina Park by STVRs; litter on beaches			
Density of STVRs per street; limit # of STVRs in one area --1 dot	Poor/no policing of unregistered STVRs. They make it bad for the good guys.	How does City ensure all STVRs pay TOT?				3 families on Devon Lane alone displaced by STVRs	Monetary gain for a few at the expense of full time resident's life style		Majority of Pierpont residents don't want STVRs	Just because STVRs have always been here is no reason to continue as they have become a nuisance			
Feels over-reaching to restrict renting a room to 30 days or more. Living in the house with someone for 2-3 days is more controlled.	Devon Lane STVRs have violated rules consistently					No warnings required to prospective purchases of STVR nearby	Developers are buying many of the recent homes for sale; these out of neighborhood developers are making a profit at the expense, stability and safety of the neighborhood		Pierpont Community Council bias due to ofcs who are STVR owners	Petty theft increases due to STVR lack of knowledge to secure items			

Information gathered from community meetings; this input has not been vetted, evaluated or fact-checked

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We don't know if STVRs have registered sexual predators next door	No real consequences for no or inadequate responses to violators					Ventura is growing. Patagonia 300 new people alone. Good luck finding places to live. Taking away homes for residents	Schools suffer from lack of enrollment; erosion of support for local schools		Pierpont has largest % of STVRs	Most STVR rentals do not take pets. It has been said visitors do not clean up after pets; not true			
300 foot radius notice is too small. These STVRs have larger impact	Rules should apply to all properties - long term renters, residents and STVRs. All can have noise, trash and parking issues; be fair to all					Zoning laws are on the books for a reason; enforce them; 3 dots	When is enough - enough? Over 100. Please hear the voice of our community.			3% of Pierpont homes (STVRs) cannot be blamed for all nuisances. Long term renters and residents leave trash cans outk park at the end of lanes, have visitors and dogs			
Need mechanism to shut down or revoke permits if out of compliance	No agency controlling these un-supervised hotel alternatives. 1 dot					Assuming that eliminating STVRs will increase long-term rentals is based on false/unrealistic economic assumptions. Mortgages are higher than offsetting monthly rental income.	Takes away our sense of community; takes away homes from permanent residents			STVRs become a mini resort in a neighborhood setting			
No limit on amount of dogs staying and visiting STVRs						There is no such thing as 'affordable housing' at the beach, unless the property is old, dilapidated and falling apart.	Don't want our town to be known as a party town			Non resident hosts cannot guarantee good behavior of guests			
Need for more details in M.O.; i.e. acceptable decibel levels, defines occupants as over 3 years old, do not allow events.						Increased property values don't matter if you are not moving.	It appears no one cares about residents rights			Excessive alcohol consumption creates noise after 10 pm. Is it legal for residents to sleep?			
Adding or modifying codes misses the point; should be outlawed in R1/R2 zones						Raises rent in the shrinking long term - beach area- rental market to unreasonable amounts	Our children will find few friends in the neighborhood			Drug use on beach by STVRs			
						Clusters of STVRs surrounding a home - no limits!	A sense of community responsibility is lost when most houses are empty except for the summer or weekend			More dogs off leashes; out of area people think it's a 'free for all'			

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						Makes neighboring homes difficult to seel-lowers property values	STVRs do not contribute to building community in our neighborhood or strengthen our schools			Vacationers come to party, so problems will happen			
						Several long term renters displaced by STVR conversions	We are NOT on your vacation						
							All "positives" are just ways of making money while destroying neighborhoods						
							\$\$\$\$\$ Vs. Neighborhood; 5 dots						
							Saving community for our children to grow up in						
							Unhappy and hostile residents will not make visitors happy and will ruin our reputation as a wonderful community						
							All the problems also apply to long term renters and owner-occupants						

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