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Understanding Short Term Rentals in San Diego - background for your upcoming decision

2 messages

Omar Passons <opassons@gmail.com>
Bcc: mmpcchair@scrippsranh.org

Thu, Aug 20, 2015 at 10:29 AM

Good morning planners and community leaders,

I'm a local land use and construction attorney and have been involved in the short term rental issue in San Diego County on both the supporter and opponent side. In September, you'll get a draft ordinance from the City of San Diego for your consideration. I've written a couple pieces to help both with considering the broad policy issues and for your members who may be wondering about the fuss. The links are to detailed pieces, all of which have links to source documents. I have an opinion which I am happy to share, but much more important than my own opinion is that as leaders in the community you have a full set of facts from which to make decisions. This is true whether you think residential short term use should be completely banned, completely allowed, or somewhere in between.

I've also analyzed the existing draft rules released by the City on August 12, 2015 (link below)

Full disclosure: I like being able to use these types of services and I believe in property rights. But I also see the major concern of people whose lives are compromised by wild parties or large institutional investors. I am also the attorney who represented the Burlingame woman (a community in North Park) who was fined several thousand dollars for renting 1-2 bedrooms in her 4-bedroom home. I prefer to be open about my positions because I find it leads to more honest exchanges. Reasonable people can disagree, and that's okay.

The information includes links to existing municipal codes, tools that may be of help, and hopefully some humor. I'm happy to provide whatever kind of additional information might be useful. I think the most important thing is for folks to be able to make informed decisions regardless of what those decisions are:

- **Background Information:** <http://understandingsd.com/2015/07/24/understanding-short-term-rentals-in-san-diego-a-panel-discussion/>
 - **Specifics about San Diego's existing laws:** <http://eatdrinkgivego.com/2015/07/08/airbnbstruggle/>
 - **The "community's" secret weapon:** (LINK) A piece about how existing Declaration of Restrictions in your communities that aren't on your deed may stop/limit such rentals regardless of the city's rules
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- **The City's Proposed New Rules on Home-sharing/Short Term Rental:** <http://understandingsd.com/2015/08/15/understanding-short-term-rentals-in-san-diego-part-iv-proposed-new-rules/>

Thanks for volunteering to serve, I know from serving on my own Planning Group for a couple years and my Community Association for a decade how much time you all invest in the future of our communities. We don't all always agree on everything, but having people who are honestly approaching their service is good for our city. Also, everything I share is publicly available and you can forward to whomever you like for their information. I do not work for Airbnb or any short term rental company and none of them are paying me or any of my clients. I didn't write this email on behalf of anyone on either side of the issue, I just wanted to make the information available for those who want to know more.

8/24/2015

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Best,
Omar Passons

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I tweet about community, craft beer and local politics: <http://twitter.com/omarpassons>

Download the **2015 San Diego Brewers' Guild Map** of San Diego County Breweries [HERE!](#)

Dedicated to the simple proposition that we must afford every person the opportunity to succeed through meaningful education, a safe place to live, and access to nutritious food.

Lorayne W. Burley <mrnpcchair@scrippsranh.org>

Thu, Aug 20, 2015 at 2:03 PM

To: "mrnpc-members@googlegroups.com" <MRNPC-members@googlegroups.com>

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