

**From:** webmaster@chulavistaca.gov on behalf of City of Chula Vista | 276 Fourth Avenue Chula Vista, CA 91910 <webmaster@chulavistaca.gov>  
**Sent:** Sunday, October 17, 2021 7:17 PM  
**To:** Tiffany Allen  
**Subject:** Email contacshort term rental

**Warning:  
External  
Email**

Message submitted from the <City of Chula Vista> website.

**Site Visitor Name:** Gary Baker

**Site Visitor Email:** [REDACTED]

Please ask quickly to save our neighborhoods!

City of San Diego voted to restrict short term rentals(STR), guess where they will go next...Chula Vista!

The STR in our neighborhood is a disaster! Trash is always in the front yard, furniture and cans. Lots of cars and vans.

Noisy and inconsiderate partiers do not care about our neighborhood, or our children, they only want to party. 17 people are allowed in this home! You want to destroy the integrity of Chula Vista neighborhoods, turn them into short term rentals.

Help us maintain our family oriented neighborhoods.

Thank you.

# Terry L. Manges

Tiffany Allen  
City of Chula Vista  
Director, Development Services Department  
276 Fourth Avenue  
Chula Vista, CA 91910

RE: Short Term Rental Ordinance

Dear Ms. Allen,

Thank you for leading the Developmental Services Department's work in drafting a City Ordinance that regulates the operation of Short Term (Vacation) Rentals (STRs) in our city. Following are my first-hand observations and comments regarding STRs in my neighborhood and my suggestions for issues to address in the STR Ordinance.

I am a homeowner and resident of the Rancho del Rey neighborhood of Chula Vista. Following are some of the negative impacts I have observed during the past 1 ½ years (approximately) when one of the homes on my street was converted from a long-term rental and made available as a full time STR. The home in my example is a 2 story, 3,100+ sq. ft. 5 BR house (with a pool) currently valued at around \$1.25 M.

## My First-Hand Observations

- During the busy months of the year (Jun – Sep) there is a steady stream of renters in groups of varying composition and purposes. It is not unusual for there to be at least two, sometimes three groups each week.
- Just the ambient noise and the commotion of the vehicles and people arriving/leaving frequently at all hours of the day and night is distracting (often disturbing) to say the least. In addition to the renters themselves there are frequently other visitors, presumably local friends and family along with their cars that come and go.
- Rental groups frequently host gatherings (barbeques, pool parties, event celebrations, etc.). The noise (music, loud voices, children shrieking) often disturbs neighbors' quiet enjoyment of their homes. The Chula Vista Police Department has been called upon in many instances to address complaints of excessive noise or other public nuisance and are well acquainted with our neighborhood STR.
- Renters' vehicles and those of their invited visitors occupy the limited available street parking. It is not unusual for there to be 4-6 STR-related vehicles parked on the street (not counting those in the garage and driveway).

- Neither the owner or property manager is readily available to deal with problems as they arise and renters often fail to follow acceptable norms of acceptable behavior and common courtesy and treat their STR like a college spring break destination.
- In the aftermath of each rental group there is a scramble of activity to clean and repair the STR and prepare for the arrival of the next group. The trash alone requires up to 5 large containers; sometimes with extra plastic bags that are opened by scavengers and end up all over the street.
- This cycle repeats at least on a weekly basis.

Nationwide, the number of homes listed for short term rental has grown rapidly over the past few years. With this rapid growth, many communities across the country are experiencing the many negative consequences of an increased volume of 'strangers' in residential communities. In Chula Vista, like San Diego City, the City Council and Mayor have been deluged with complaints arising out of the unrestricted operation of STRs. It is commendable that our city government leaders are considering adopting regulations in the form of a city ordinance to mitigate these negative side effects. It is my hope that our City Council, with your guidance and counsel, will adopt sensible and enforceable local policies that balance the rights of homeowners with the interests of neighbors and other community members who experience the negative side-effects associated with people renting out their homes on a short-term basis. While it may be lucrative for private citizens to become part-time innkeepers, most of the negative impacts are borne by the neighbors and surrounding community who don't get anything in return.

I believe that STRs change the character of a neighborhood. As desirable it might be for certain individuals and the temporary occupants of the properties, the unrestricted operation of STRs is associated overall with the commercialization of family neighborhoods and a decline in the quality of life within them. Residential neighborhoods are not planned to include pseudo hotels. In addition, tourists and others renting STRs mainly located in residential areas are reducing the availability of space that otherwise might be used for long-term housing that is currently in short supply.

In my opinion the Council should adopt a formal permit (or license) requirement in order to operate an STR. Furthermore, STR permits should be restricted to principal residences and those homes used only occasionally as short-term rentals; not continuously rented out to random people on a short-term basis. Adopting a permanent residency requirement for STR permit holders would impose a practical upper limit to how often most properties are rented out each year. Further, most homeowners would not choose to rent out their primary residence to people who may trash it or be a nuisance to the neighbors. The permanent residency requirement would therefore also help minimize noise, parking and trash related issues.

Sincerely,

Terry Manges