

**From:** Terry Manges <[REDACTED]>  
**Sent:** Monday, November 08, 2021 1:41 PM  
**To:** Mary Salas <[MSalas@chulavistaca.gov](mailto:MSalas@chulavistaca.gov)>  
**Subject:** Short-Term Rental Ordinance

**Warning:**  
**External**  
**Email**

Dear Mayor Salas Casillas,

Thank you so much for your leadership in addressing the issue(s) associated with Short-Term Rentals (STRs) in Chula Vista .It is commendable that our city government leaders are considering adopting regulations in the form of a city ordinance that will mitigate many of the negative side effects of STRs. It is my hope that our City Council will adopt sensible and enforceable local policies that balance the rights of property owners 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. The proposed ordinance on tomorrow's Council agenda is certainly a step in the right direction.

I believe that our city cannot continue to allow the operation Short-Term Rentals without providing a regulatory framework. With the growing popularity of STRs many property owners are converting their homes and long-term rental property(ies) to STRs. With the increase in the number of STRs in the City's residential neighborhoods the negative impacts of STRs, e.g., nuisance activity, noise, parking and trash issues, have become abundantly clear.. In my opinion, it is absolutely necessary to respect neighborhood residents' rights to the safe and quiet enjoyment of their homes. This is best accomplished with an ordinance such as is being presented for a first reading tomorrow.

68% of respondents to the Chula Vista Development Services Department's online survey on Short-Terms Rental issues opposed allowing Short-Term Rentals in their neighborhoods. Please support strong action to address the STR problem.We are counting on you!

Sincerely,  
Terry Manges

**From:** Friedly, David [REDACTED]  
**Sent:** Monday, November 08, 2021 11:35 PM  
**To:** Mary Salas <[MSalas@chulavistaca.gov](mailto:MSalas@chulavistaca.gov)>  
**Subject:** Chula Vista vacation rentals

**Warning:  
External  
Email**

Dear Chula Vista Official,  
Please do not allow the creation of more government control over what the People can and can't do with and on their property.  
Creating regulations on the people you serve, to further control the freedoms that we enjoy is an over reach.  
Regardless , wether it's to try and control a few bad apples or weather it's to favor big buisness it's inappropriate and just wrong.

I don't rent my house nor do I Abnb it but I'm absolutely in the camp of allowing the people to manage their own situations, should some laws be broken during the rental of a property short or long term allow these violations to be handled on a case by case basis through existing ordinance s and laws.

I ask that you strongly consider my input and do not move forward with creating more regulations on your constituents. Allow the people of this city to rent thier properties long and short term regardless of the property being owner occupied or not.

David Friedly

[REDACTED]  
Chula Vista

**From:** Frank Walker <[REDACTED]>  
**Sent:** Tuesday, November 9, 2021 2:22 PM  
**To:** [tallen@chulavista.gov](mailto:tallen@chulavista.gov); Tiffany Allen <[TAllen@chulavistaca.gov](mailto:TAllen@chulavistaca.gov)>  
**Subject:** STR ordinance

Warning:  
External  
Email

Hi Tiffany,

My wife and I are long-time Chula Vista residents. We operate an STR in a portion of our primary residence. We spoke with you some months ago at a community meeting opportunity on the deck of the F Street library.

We recently became aware of the STR ordinance which is on the agenda of the city council meeting tonight. We received an email several days ago from another Airbnb host claiming that the city was preparing to ban Airbnbs / STRs from operating in Chula Vista.

I then read the staff report on the proposed ordinance. I believe it is a well-crafted and well thought out proposal which strikes a reasonable balance between the rights of property owners to operate STRs and the welfare of the community as a whole, including the many neighboring residents who are impacted by the presence of an STR.

The penalty for first time major violations do seem high at \$1,000. I would prefer to see a \$500 first time maximum penalty increasing to \$1,000 for second time violations. Perhaps \$1,000 is appropriate for failing to obtain a permit. But maybe these are maximums and lower penalties could be assessed in the discretion of the enforcing officer? Or is there any discretion.

However, in general, I commend Development Services for a sound proposal. Clearly, a lot of work and thought went into the staff report and supporting attachments.

Regards,  
Frank Walker

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Frank D. Walker  
Law Office of Frank D. Walker

