

**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

**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



**From:** [webmaster@chulavistaca.gov](mailto:webmaster@chulavistaca.gov) <[webmaster@chulavistaca.gov](mailto:webmaster@chulavistaca.gov)>  
**Sent:** Tuesday, November 09, 2021 4:01 PM  
**To:** Mayor <[mayor@chulavistaca.gov](mailto:mayor@chulavistaca.gov)>; Mary Salas <[MSalas@chulavistaca.gov](mailto:MSalas@chulavistaca.gov)>  
**Subject:** City of Chula Vista: Contact Us - Notification for Mayor Casillas Salas

**Warning:  
External  
Email**

A new entry to a form/survey has been submitted.

**Form Name:** Mayor Casillas Salas  
**Date & Time:** 11/09/2021 4:01 PM  
**Response #:** 1621  
**Submitter ID:** 100541  
**IP address:** 2600:387:c:7213::7  
**Time to complete:** 6 min. , 16 sec.

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**Survey Details**

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**Page 1**

**Please feel free to contact us with any comments or questions by filling out the form below.**

**First Name** Robert

**Last Name** Flores

**Email Address** [REDACTED]

**Comments**

Hello and thank for your dedicated service and leadership as mayor of our city. Attentively, I oppose the current proposal to modifications to STRs. I hope some middle ground can be reached like other cities have

Thank you!

Robert Flores

Thank you,  
**City of Chula Vista**

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To Whom This May Concern at The City of Chula Vista

RE: proposed ban on Short Term Rentals

As a mindful host of 4 years or so, I found running my short term rental to be invaluable for my young family just starting. Without it, Im not sure what we would have done. I no longer run it, as it now houses my elderly mother, and allows her to watch my young children while I work. For the time it was in use, it was very important for our family to be able to thrive.

I believe that short term rentals are a value to the business community in general, and the benefits of affordable travel and siphoning of tourist dollars that would otherwise end up in San Diego would be lost if Chula Vista bans them or only limits them to older ADU's and primary residences. Certainly anyone should be able to rent a room in their home. If they need to do so, they must really need financial support, and its a good alternative to perhaps relying on the state. However, a primary residence only being allowed to be rented for 90 days is a defacto ban. Less than 2% of hosts can rent their primary residence while perhaps travelling, and those are hosts that usually have the financial means to be able to freely travel.

Please reconsider a compromise that allows local residents to do one of the following.

- 1) Be grandfathered in and continue to be allowed to rent their property.
- 2) Be given a yearly renewable permit if they are local, for one parcel.

These items have been tested legally in multiple municipalities now, and I think there is a good compromise in there. None of the enforcement measures are an issue for good hosts. I know that i and others support laws that punish and remove those who do not have respect for their community. Getting others swept up in it however, is not fair, and would directly damage voting members of the local community.

Thank you for reading, and I look forward to moving forward in a spirit of cooperation.

A handwritten signature in black ink, appearing to read "Albert M. M. M." with a stylized flourish at the end.

Hi, my names Nicole and I operate some short term rentals in Chula Vista. I'm a single immigrant woman from Central America who came here to this country to build a better life for myself. Short term rentals help me and my family financially while we are aslo able to help other immigrant families, travelers, and tourist while opening up our homes and providing a safe, comfortable environment for them.

Due to covid a lot of people don't feel comfortable staying in hotels, they want to be together with their families and not have a random stranger in the home. For this reason, I do not support an ordinance which limits the time we are able to host full home rentals to 90 days a year.

Chula Vista should be a leader in innovations and solutions as look at the bigger impact this would make on our economy. We would be hurting more people by restricting short term rentals than helping. Things I have in place to monitor my homes include cameras and noise detectors called Minut which monitor sound decibals as well as how many phones are connected to dissuade parties. We also have quiet hours and I live within 10 minutes of all my properties. I am a responsible host and take my hosting as a serious business and even have people on hand to help me if I'm not available.

Besides being an Airbnb host I also work in law enforcement and am a responsible member of my community. I donate to charity and volunteer for local events. I also employ all minorities, mostly women, through vendors such as landscapers, pool service, cleaning ladies, and handymans. My business helps many others be able to provide for their families while still working on a flexible schedule.

I hope you take all this into consideration and do not place a ban on my business and all of the livelihoods of us that would be severely financially affected by this. Doing so would punish all the good hosts instead of bringing us into the conversation. We pay transient occupancy taxes to the city for a reason, let us also have a voice.

Thank you,  
Nicole Rodriguez

11/20/2021

To whom it may concern:

My name is Natalie. Every year I bring my family to visit our father in Chula Vista about 2-3 times. Near the holidays usually. My husband is from Chula Vista originally, and we currently live in northern California.

We stay at the same place every visit if they can accommodate us. With our family (2 kids and our poodle fur baby), it would be next to impossible to visit our aging father regularly due to cost. Having our pup with us calms our youngest. We stay at a lovely duplex, where the couple that take care of it are people that we look forward to visiting. And we get to go to all of our favorite places on Third Avenue. We are in love with Brew Bar and Bar Sin Nombre. Now we have a new place with Mmmm cakes being absolutely amazing.

Teriyaki Grill is a hidden gem. We love walking the neighborhood, and then of course visiting our father.

It was disturbing to us to hear that this property would be banned from conducting business. The neighbors wave and are very pleasant. The couple that runs it has been nothing but kind, and I am certain with a family of their own they rely on the income. It seems like a win-win! If their place was not available, we would have to take our family and rent a place in San Diego as we have no interest in staying in any hotels on the west side of Chula Vista, and most likely would not be able to afford it and also board our dog. It would be unlikely we would be able to spend our tourist dollars in Chula Vista, and we really prefer the special community my husband grew up in.

I am sincerely hoping a compromise can be reached to allow a certain number of these to continue to operate. It would be heartbreaking for us to not be able to stay in what feels like a true home away from home in Chula Vista. Please reconsider.

Thank you.

Natalie, David, and family

**\*\*Copied from e mail\*\***

"Feel free to just copy my e mail here. I want to tell the city that we have been running our airbnb for years now, and never had a problem or a complaint. We are in south chula vista. My wife and I clean it, we beautify it, and we have changed it from a dump to a really nice place. When all the hotels were closed or crawling with covid, we had a doctor come down who was a specialist, and she was here training other doctors and staff at Sharp. She became like family to us. We are proud we could help.

I am retired and this is an important part of me and my wife being able to stay living here in California, and not leaving for some place less expensive. To get rid of these when we have been paying taxes doesn't seem right to me. If its like you said, because of concerns around outside investors and housing and some bad guys, can't we address those things without taking away a families ability to use their property as they see fit as long as it doesn't bother the neighbors? Get rid of the jerks ruining it for everyone. I am not friend to them.

Anyways thats my thoughts. Go ahead and share it with the city. I hope they listen. otherwise its Florida here I come right? Haha."

(Ken)

Dear elected officials of Chula Vista (Nov 2021),

I am a local short term rental host on the west side of Chula Vista. I have been operating a duplex over the last 3.5 years, paying the appropriate TOT, and being a good neighbor to all those on my street. In close to 4 years of listing, we have had maybe 2 actual instances of complaint. But as we created a more robust screening process, any potential issues were caught before they could even get started. The property has an odd layout, and lacks closets. It was grandfathered in a long time ago and has an odd layout. Living there for a long period of time, would really be uncomfortable. But it shows up perfect as a short term vacation spot.

The proposed ban on anything not a primary residence, would put our rental out of business. Even after playing by the rules, and taking care of our community. We housed people stranded from covid at low income rates. We even housed nurses for free that were coming to take care of our citizen during the worst surges, so they wouldn't go back and potentially infect their family. This would severely impact our family, as we are rebuilding from what might be the worst year financially of our adult lives. My wife's business was a covid permanent closure (it was an escape room), and the short term rental keeps us afloat.

We also employ landscapers and cleaners at generous wages, and live very close to our rental meeting all of our guests in person. We are responsible hosts. We acknowledge however, that not all hosts are responsible. In fact we know of a few houses in particular that are serious issues. We do not excuse their behavior, and are absolutely for an ordinance that shuts down such hosts as those. I know I personally can even assist in this regard.

Having met with a lead director at the city, the idea was floated of a primary residence "plus 1" compromise, for local CV residents. I believe this has a good shot at being a potential compromise. It will keep the host community hyperlocal, and discourage outside investors or corporate intrusion, while allowing the benefits of Short Term Rentals to continue to be a part of a healthy community ecosystem. Responsible hosts are FOR the portions of the ordinance that punish bad actors, and give the police something to enforce.

I hope this compromise is seriously considered. As someone who has been thrust into a leadership position in defense of reasonable STR legislation, I believe we could rally support from the host community, and even have a liaison experience with the city and neighbors to assist in our common interests of a peaceful community. In fact, I have already reached out and spoken to multiple neighbors around the most egregious properties.

In passing a compromise, the city would have at its disposal an army of mindful hosts ready to help preserve our community. I fear that pushing through a ban, would create more division, and bring the "circus" to town in the form of media spotlight and legal challenges, forcing otherwise reasonable hosts to look at standing with those with whom they may not have similar values. I don't want to see that happen. Lets keep it local. Lets embrace this form of travel to a reasonable degree. Lets continue to bolster local business, and allow our residents to continue to make a living by responsibly renting out their property to visitors.

Aaron Davitian  
[REDACTED]

November 29<sup>th</sup> 2021

Dear members of city council and Mayor Salas,

I'm writing regarding the recent push to effectively ban short term rentals unless you are renting a room in your private residence up to 90 days.

I have been a devoted member of the Chula Vista community for 18 years. I have been a self employed business owner for 12 of those years. In the last 5 years, until the pandemic hit, I ran a successful Escape Room business that I built from scratch, that ended up being a casualty of the pandemic. I was even fortunate enough to welcome members of our own city council just before taking office.

If short term rental legislation is passed in the way it was originally drafted, I would loose my only current source of income. I am a mother of two children ages 7 and 10, and this rental allows me the flexibility to be able to care for them without relying on assistance, while also helping the family make ends meat.

I personally manage my rental. I live only a couple blocks away from it and make an effort to meet all of our guests making sure that they understand our rules. I know my neighbors personally, and they have my direct phone number which they can call at any time. I am extremely strict when it comes to music or outdoor noise. We do not allow noise past 9:00 (this goes above and beyond city noise ordinances, and is actually more controlled then if we had long term tenants).

I am for legislation and protecting the community. I ask however that it not hurt the local short term rental owners that are doing so in order to be able to feed their families, and are responsible neighbors. I am completely against homes that are not managed properly or become large party homes. I am against large outside groups coming in and buying up housing stock taking them away from potential neighbors we have yet to meet that will contribute to the tapestry of our neighborhood. I am against those who are not paying their TOT and adding their contribution to the city that allows them to operate. I wouldn't want to live next to them, and we support the cities efforts to provide relief to neighbors that need it.

It is imperative that while short term rentals are in their infancy in Chula Vista, that we pass comprehensive legislation that eliminates the bad actors, and at the same time, does not handicap its entrepreneurial citizens.

Thank you for reading.

Tangerine Skantz

A handwritten signature in black ink, appearing to read 'Tangerine Skantz', with a stylized flourish at the end.

November 17, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I am a responsible host and community member within Chula Vista. I operate short term rental(s) as a means of my income to support my family, as well as various individuals that provide services to my short term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

The short term rentals I operate provide support to local businesses and restaurants located here in Chula Vista.

I implore you to consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of business.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,

CRYSTAL GUERREO

November 29<sup>th</sup> 2021

To the leadership of Chula Vista

I am a real estate appraisal specialist for well over a decade now. I study housing trends that directly relate to price of housing and availability of inventory. There is a narrative around short term rentals that I would like to dispel. While an overabundance of STR's can no doubt negatively impact a community, it is rare to see the amount of them needed in order to do so, outside of specialty tourist hubs. Places like beachfront San Diego, Venice Beach, Lake Tahoe, etc... In some cases, we actually see community revitalization happening as owners of these properties fix them up much better and with greater attention to quality than "flippers" who simply place lipstick on the home and leave entrenched issues for unsuspecting buyers. When someone will be needing to be reviewed every week by a bevy of guests, they tend to make things much nicer, and long lasting.

Another trend that is often ignored is that STR's can be a great way to take properties that are odd layouts or offputting for permanent or long term residents, and have their utility not go to waste, and not be demolished to build new (which is wasteful). Using existing utility is always preferable from an environmental impact perspective, then to build new.

STR's are something that can be good for the community, as long as they do not grow unchecked. I would suggest a reasonable permitting and governing policy, that circles back to the amount of permits garnered over the next year. At such time, discussions can be had regarding capping those permits.

Todd Jacobs SRA



November 28, 2021

Re: STR Ordinance

Chula Vista City Council Members:

My husband and myself have been hosts for a short term rental in Chula Vista for the past 6 months and we've had great success. We've had people come visit from Texas, Washington and northern California. We are writing to you today in the opposition the current ordinance being proposed.

Short term rentals support our local businesses and increase the tourism in our area. Short term rentals make traveling for families convenient because of the spaces being provided. As hosts we make sure to provide a list of local dining and shops to all of our guests, by doing this we make sure guests are aware of all the amazing business around the city.

The ordinance being proposed will make short term rentals non operational as a day 90 day cap will not cover the expenses of a short term rental for the rest of the year.

We ask to please reconsider the ordinance as it will not only affect the short term rentals but local tourism and businesses as well.

Best regards,



Cynthia Shadduck



11/29/2021

RE: STR Ordinance

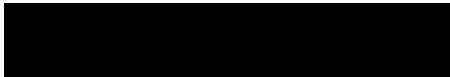
To Whom It May Concern:

I am writing to you today as a past guest for a Chula Vista short term rental via Airbnb and I strongly oppose the suggested ordinance affecting short term rentals. Because I live in a small apartment and when I have family from Mexico come visit we always rent a short term rental. This usually happens once or twice a year. I cannot tell you how convenient this is for me and family members visiting the city.

I am asking to please reconsider the ordinance as I am aware that a 90 day limit would most likely put short term rentals out of business and other lodging arrangements make it almost impossible to be together as a family.

Thank you,

  
Diayane Haro-Vega



November 29, 2021

RE: Opposition of the STR Ordinance

To Whom It May Concern:

I am a Chula Vista resident and now manage my second home as short term rental in the city of Chula Vista. Before doing so I spoke to all immediate neighbors and asked for their opinions as courtesy. I was able to start this with no objection of my neighbors and so far it has been great, I have not received a complaint.

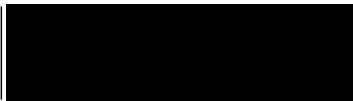
I have several rules in place and I make sure guests are aware of these rules before booking my house for lodging.

Having a 90 day limit on my short term rental will make a short time rental impossible to manage for the remaining of the year. Today I am asking that this ordinance be revised and/or not passed as it will put me and most if not all STR's out of business.

Thank you,



Gary Shadduck



To: City of Chula Vista

Dear sir or maam,

I am a host of an Airbnb property. It is not something I planned on doing. My husbands mother lives next door to us, and is elderly. She needs more care than we had time to provide, with us both working full time and helping pay for our childrens college. We took the step to move my mother into our home, and we decided to rent her home to those looking to visit our area. We learned as we went, and we still are learning. But overall the experience has been great. It has allowed me to slow to part time work, and take care of our Lola.

Without the ability to rent her home, we would not be able to afford to take care of her. Someone contacted me about CV making this illegal for us to run the home as we have done. We are asking you to please not do that. We are just looking to make some money to help our family. My children would like to move back home when they graduate, and their grandmothers home will be their home. It is our dream to have them live close. If we cannot do this, then we will have to maybe even put her in care. I cannot come to the meeting, because she is elderly and I cant risk getting covid or the new ones. Please make this letter my voice.

Rosa

From: **Guillermo Gonzalez** [REDACTED]  
Subject: **Chula Vista Regulation**  
Date: **Nov 29, 2021 at 5:55:17 PM**  
To: [REDACTED]  
[REDACTED]

City of Chula Vista:

My name is Guillermo and I have been a Short Term rental host for about 5 years. At the time we had a problem with a family that hadn't paid rent for a few months on my family's rental. We ended up paying them to leave as we preferred not to go to court and waste money on legal fees. As that was sorted out it just made sense to try this thing a friend had recently talked to me about: Airbnb.

My mother's income is supplemented through this property's rental income, so it's always been very important to keep it afloat... Since our first day on the platform my mother and I have hosted many families, It's incredible how beautiful an experience Airbnb can be. My mother lives in the main unit as we Airbnb the second unit on this property.

Our guests come from all over the world: Los Angeles, Utah, New York, Mexico, France, China, etc.

Since this is a whole house rental, most of our guests are families, mom, dad, 2-3 children, and sometimes even grandma and grandpa. More often than not they leave us comments thanking us for the opportunity of reasonable accommodations and the remarkable experiences it provides when you can stay at a single place instead of different hotel rooms. Imagine not having to worry about your pre-teen kids staying in their own room alone, or having the chance to wake up to that breakfast only your mother-in-law knows how to cook.

Over the years my family and I have taken advantage of the same opportunities a Short term rental provides. If you have not tried it yourself, I highly encourage you to give it a try.

As a resident and a Restaurant Operator in Chula Vista, current attempts to restrict whole-house rentals in the city take my breath away, Chula Vista has in recent years, and under the leadership of Mayor Salas, made several efforts in attaining a major role as an alternate tourist destination in San Diego County. With the creation of many new businesses like restaurants, dispensaries, bars, and breweries, it's clear Chula Vista is sure to achieve its goals which will benefit businesses across the city.

While no residents in the city of Chula Vista are looking forward to the negative impacts that some of these new businesses may bring, the risk is there and it is to be managed.

The same is to be said with Short term rentals, with under 200 whole home STR's in the city, today's STR stock is less than 0.25% of the Chula Vista housing stock and not a significant threat by any means.

Furthermore, with regulation restricting whole-house rentals, the obvious move for those listings will be to de-list and sell and or occupy them in another way, some perhaps will go off site and underground, away from the platforms and prying eyes. This would result in major financial setbacks for the city since the average Whole home rental costs 2x to 4x what a room costs in a house-sharing scenario. TOT tax collection would decline to about 40% of the current numbers and the ability to pay and maintain an Enforcement program would disappear with it.

As far as the penalty projections, I believe if the platforms are found legally liable and actually fined at some point, they will choose to cease operations in the city, again resulting in a major financial setback and risking the proliferation of illegal operations.

As a host, I can assure you that hosts in Chula Vista are happy to work with their city officials to regularize and or legalize STRs and remove any bad actors.

Today I urge Mayor Salas and the members of the Chula Vista City Council to meet us down the middle, allowing for at least a limited number of Whole Home STR's to be available for licensing throughout the year and without a maximum number of nights.

Other details such as minimum nights and occupancy limits are minor subjects that can be resolved without major issues.

Thank you for your time

-Guillermo A Gonzalez



--

-Guillermo Antonio Gonzalez

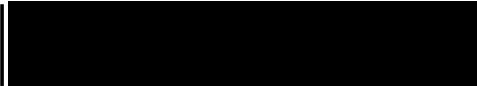
To the city of Chula Vista,

I am writing this letter to let you know how house sharing has helped me keep mine and my grandmother's home. When covid hit we both lost our jobs leaving us with a mortgage and bills. We were referred by a friend that does home sharing. That idea has allowed us to save our home and pay our bills. I really don't know how we would be surviving without this option. By us doing this we have contributed to the Chula Vista economy. Many of our guests shop and eat locally. We always try to encourage our guest to visit local attractions and local shops.

While doing home sharing we have followed all home sharing rules. Our guests are held by strict guidelines and background checks before leasing our property. We also have installed noise monitor controllers, security cameras, and have strict quiet hours during their stay. We have strict guidelines where we do not allow drugs or alcohol on the property. We do not allow any large gatherings or any type. We also limit our property to only 16 guests at a time. We have been able to build a successful business by following these rules and been able to make a decent living.

We have been able to open other house sharing property in other cities as well, OC and LA county. Covid really tested our ability to survive and to come out ahead in life. However, Airbnb allowed my family and I to not request any government financial help, instead we have contributed to our economy. I urge you to please consider keeping the home sharing program in our city, our family depends on the income to survive. Thank you,

Sydney Ayon





November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

A handwritten signature in black ink, appearing to be 'GARDEN' followed by a stylized flourish.

GARDEN

November 28, 2021

Re: STC Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I am a responsible host and community member within Chula Vista. We operate short term rental(s) as a means of my income to support my family, as well as various individuals that provide services to my short term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

We take pride in doing business the right way and avoid nuisance to our beautiful city of Chula Vista. We have the ability to be extremely conservative by several measures listed below.

First, in the house rules we set up several requirements some of them are:

- \*Events or parties are not allowed at any time.
- \*No visitors are allowed to avoid parties or disturbance/trouble.
- \* Quiet hours are from 10pm to 8am in order to respect our neighbors.
- \*Minimum Age requirement
- \* There are high monetary penalties for breaking each of the above mentioned rules in order to discourage unwanted behavior or guests. Guests need to agree to the rules before renting and it's also set up to show all rules again as soon as the reservation is made. Therefore; as soon as guests rent, the first thing they see are the rules and again their penalties.
- \*Guests have to write that they agree to all rules before and after the reservation is made. This is a great best practice in order to make sure all guests are fully accountable for their actions and would usually NOT break any rules as they have been notified and they all have agreed to the rules twice!
- \*Home cannot be occupied by more than 2 guests per bedroom. Airbnb allows to use cameras outside the premises in order to ensure peace of mind/ security for are guest and also to make sure there are no more unauthorized guests using the premises in order to keep everything running quiet and smooth
- \* Airbnb has high standards on keeping a safe and quiet home & fully supportive of strict guest rules and agrees with not having guests that are renting for a party or event,

\*Airbnb has a 1 million dollar insurance policy for any damages. For example when guests damage inside the property but also if there is any damage outside the property for instance, neighbors fence, keeping all surrounding areas or the property fully insured

\*We reserve the right to accept or decline a reservation in order to ensure we are doing due diligence and monitor who we are renting the property based on our guest reviews. The conservative rules are very transparent in order to make sure guests have no doubt that they will be held to conservative standards to avoid disturbance .

\*Airbnb hosts depend on reviews from guests to keep their account active . Anyone can report bad operation of a listing by reporting to Airbnb and airbnb canceling acct. Hosts are also held to high standards in order to keep running a particular listing on their platform .This is excellent since it holds hosts to excellent accountability to keep the property in pristine condition for our city.

We always want to go above and beyond for clients that are coming to our beautiful city . For example we provide dining and entertainment options to explore and experience in our city . These actions provide local businesses support and revenue to our city economy .

We as hosts also provide ample space for our guests to spend quality time . The experience of having a full home they can use with a living room and full kitchen they can enjoy and make unforgettable experiences that you can't make inside a hotel . Also usually more affordable than renting a few rooms in a regular hotel which can make guests more inclined to go out explore our city

In summary, there are several rules, penalties, deposit, insurance, and thoughtful screening before someone enters our homes because it is a business but ultimately it is our home and we want our guests to feel at home but to also take care and respect our home and community. By having the right or appropriate rules we want to ensure a peaceful experience for both guests, neighbors, community, and hosts.

i believe the equity on our properties goes up because we take care of the smallest things as we get graded on all these by our guests reviews : such as trash, good gardening and excellent presentation that benefits ultimately our Chula Vista community

Finally we are extremely conservative w prospects that are trying to use our homes in order to party or make disturbance. We have the tools to decline these reservations based on guests reviews or have the ability to decline if a guest has zero reviews. Our marketing strategy is working professionals that are in the city in order to work or perform professional service or tailor to families that come to relax, make memorable memories by cost effective alternatives and explore and spend money in our beautiful city and surroundings .

I implore you to consider a modified ordinance that would not put a complete ban on my STR in 90 days. If this passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of business.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,

*Andrea Choa*

November 28, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I am a responsible host and community member within Chula Vista. We operate short term rental(s) as a means of my income to support my family, as well as various individuals that provide services to my short term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

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- \*Minimum Age requirement

- \* There are high monetary penalties for breaking each of the above mentioned rules in order to discourage unwanted behavior or guests . Guests need to agree to the rules before renting and it's also set up to show all rules again as soon as the reservation is made. Therefore; as soon as guests rent, the first thing they see are the rules and again their penalties .

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We as hosts also provide ample space for our guests to spend quality time. The experience of having a full home they can use with a living room and full kitchen they can enjoy and make unforgettable experiences that you can't make inside a hotel. Also usually more affordable than renting a few rooms in a regular hotel which can make guests more inclined to go out explore our city

In summary, there are several rules, penalties, deposit, insurance, and thoughtful screening before someone enters our homes because it is a business but ultimately it is our home and we want our guests to feel at home but to also take care and respect our home and community. By having the right or appropriate rules we want to ensure a peaceful experience for both guests, neighbors, community, and hosts.

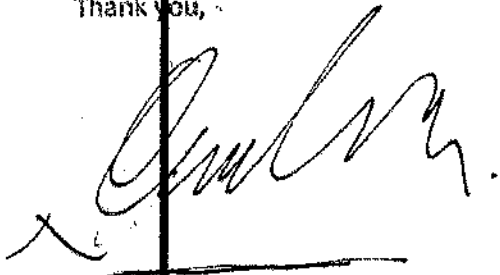
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As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you, -

A handwritten signature in black ink, appearing to read 'Omar Garcia', written over a horizontal line.

Omar Garcia

November 17, 2021

Re: Short Term Rental Ordinance

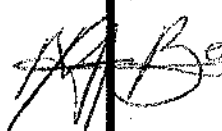
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

 AA Beltran Robles



November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

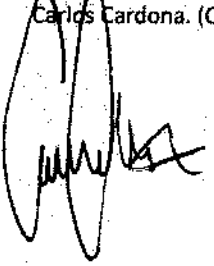
I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an employee in the hospitality business (I work for Iron Side, Craft and Commerce and Underbelly), tourism is vital. During the height of the pandemic, Lorenzo kept recommending our restaurants to his guests, which provided some much needed traffic. An outright ban that would limit short term rentals to 90 days would certainly impact our industry, and I would not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,

Carlos Cardona. (Chula Vista resident and supporter of Lorenzo Lopez' STR in Chula Vista)

A handwritten signature in black ink, appearing to read 'Carlos Cardona', is written over the typed name. The signature is stylized with a large, looping 'C' and a distinct 'A'.

November 17, 2021  
Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. I am one of Lorenzo Lopez' neighbors in Chula Vista, his home has provided an outlet for various families and productive folks to visit and stay in our community; I'm looking into hosting within STR platforms as my regular source of income has been severely hit by Covid and restrictions. An outright ban that would limit short term rentals to 90 days would certainly impact our industry, and I would not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Antonio M (Chula Vista resident, neighbor of Lorenzo Lopez' STR in Chula Vista)

A handwritten signature in black ink, appearing to be 'Antonio M.', with a long vertical line extending downwards from the signature.

November 17, 2021

Re: Short Term Rental Ordinance

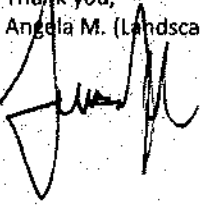
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Angela M. (Landscaper for Lorenzo Lopez' STR in Chula Vista)

A handwritten signature in black ink, appearing to be 'Angela M.', written over the typed name.

November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

A handwritten signature in black ink, appearing to be 'M. J.', is written over the 'XX' and extends upwards and to the left.

Jaime and Lori Sandoval

November 28, 2021

Chula Vista City Council, City Hall  
276 Fourth Avenue  
Chula Vista, CA 91910

Re: STR Ordinance

Dear Esteemed City Council Members;

I am writing to respectfully communicate my opposition to the current ordinance being proposed, and to show my support of a modified ordinance to be considered by the City Council.

I am a responsible host and community member within Chula Vista. I operate a short-term rental as a means of supplementing my income to support my family, as well as various individuals that provide services to my short-term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

The short-term rental I operate provides additional patronage to local businesses and restaurants located here in Chula Vista.

I implore you to consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short-term rental, which would cause a significant financial strain on my family, and individuals I employ, and might even put us out of business.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a contributor to our Chula Vista community.

Sincerely,



Lori Sandoval

November 17, 2021

Re: Short Term Rental Ordinance

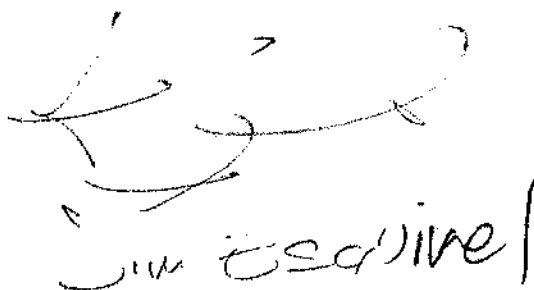
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,



Jim Esquivel

November 17, 2021

Re: Short Term Rental Ordinance


Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of ~~housekeeping/yard maintenance/landscaping/contractor services~~ <sup>guest</sup>, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,

x   
\_\_\_\_\_  
David Muñoz

November 17, 2021

Re: Short Term Rental Ordinance


Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

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Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,



Stephanie Conrado



November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

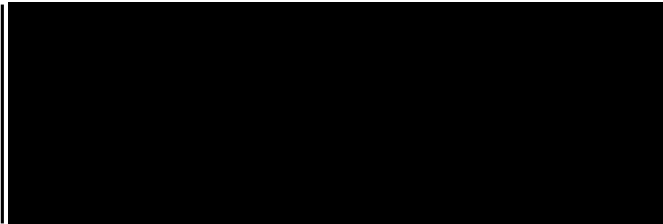
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Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,

A handwritten signature in black ink, appearing to read "Mike Esquivel". The signature is fluid and cursive, with a large loop at the end.

MIKE ESQUIVEL



November 17, 2021  
Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I am a responsible host and community member within Chula Vista. I operate short term rental(s) as a means of my income to support my family, as well as various individuals that provide services to my short term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

The short term rentals I operate provide support to local businesses and restaurants located here in Chula Vista.

I implore you to consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of business.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,



CESAR D MUÑOZ

November 17, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

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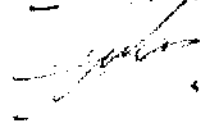
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As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you, -



LEX VELARDE

November 17, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

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Thank you,

A handwritten signature in black ink, appearing to be 'David Muñoz', with a stylized flourish at the end.

David Muñoz

November 17, 2021  
Re: STR Ordinance

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As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,

MARTHA A. QUINONES



November 25, 2021  
Re: STR Ordinance

Dear Chula Vista City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I am a contractor that works as the lead swim instructor for the Navy Seals. I moved to San Diego on October 1<sup>st</sup> and have been living in airbnbs because I am unable to find an apartment. If it weren't for airbnb, I don't know what I would have done. Airbnb has been an affordable short term solution for me as I look for long term housing. The airbnbs I've rented have been reasonably priced, well equipped and safe. I'm very thankful that airbnb is permitted in this city and I believe it would have a negative impact on people like me if this ordinance passes.

Thank you,  
Jarod Washington

To the city of Chula Vista,

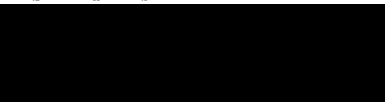
I am writing this letter to let you know how house sharing has helped me keep mine and my grandmother's home. When covid hit we both lost our jobs leaving us with a mortgage and bills. We were referred by a friend that does home sharing. That idea has allowed us to save our home and pay our bills. I really don't know how we would be surviving without this option. By us doing this we have contributed to the Chula Vista economy. Many of our guests shop and eat locally. We always try to encourage our guest to visit local attractions and local shops.

While doing home sharing we have followed all home sharing rules. Our guests are held by strict guidelines and background checks before leasing our property. We also have installed noise monitor controllers, security cameras, and have strict quiet hours during their stay. We have strict guidelines where we do not allow drugs or alcohol on the property. We do not allow any large gatherings or any type. We also limit our property to only 16 guests at a time. We have been able to build a successful business by following these rules and been able to make a decent living.

We have been able to open other house sharing property in other cities as well, OC and LA county. Covid really tested our ability to survive and to come out ahead in life. However, Airbnb allowed my family and I to not request any government financial help, instead we have contributed to our economy. I urge you to please consider keeping the home sharing program in our city, our family depends on the income to survive.

Thank you,

Sydney Ayon



To Chula Vista city counsel

I am a local plumber that has worked on many Airbnb properties. I am able to help in emergency situations when a water heater explodes, or a sink is clogged. I get to meet lots of people staying in our city from all over the world (until covid). Now its mainly people from closer by. But I always have a good time talking to them.

I have replaced so many old water heaters, fixtures, and old lines in houses that had been abused for years, to help make them nice for visitors. Some of these places have totally transformed. And I have made relationships that help my business keep going as well.

I think we need to keep a certain amount of these places because that's how people like to travel now. They like to stay in homes and bring their dogs. I did it for the first time with my daughter in big bear and it was really nice and not too expensive.

I think its good for our city, and I want to see the people I work for to help with their homes, be allowed to do their business.

Mike



Counsel Members of the City of Chula Vista

I am a local business owner on the west side of Chula Vista. I am in food and beverage, and my organization relies heavily on tourist level traffic and also locals. It was brought to my attention that Chula Vista is considering not allowing short term stays such as Airbnb anymore. Or at least modifying them to make them very difficult to manage or rent for any significant period of time.

I believe that there is a balance in short term rentals. Nobody wants their neighborhood taken over by short term rentals. However travel has changed significantly. Short term rental money flowing into Chula Vista, rather than our neighbors, is an economic multiplier for our city. I speak to our patrons, and I have heard of many staying in homes, to visit family, work here temporarily, or even just don't realize we aren't San Diego, but fall in love with our community. Their presence brings value, and I don't want to see short term rentals go anywhere. Lets focus on the issues we can fix, rather than shut down such a forward thinking way of travelling, and take away a revenue source for small businesses. Not to mention the local people running these places, no doubt need the income coming out of one of the most disastrous economic years in our lifetime. Please consider these things when making your decisions.

-J.G.

## **NO STR BAN PLEASE**

Maggie, an Airbnb host. Being a host has provided me the opportunity to be a stay at home mom and be with my boy. We've been able to go to cleaners and handy men also. We've never had a complaint and our neighbors love us. We check each guest before accepting their request to make sure all will be smooth with their stay. We ask you to not ban short term rentals as this would hurt so many families.

Thank you,

Maggie Barragan

November 28, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

My husband and I have lived in Chula Vista for 10 years and we started renting our home on airbnb as a way to pay our mortgage. Over the past couple years it has become our primary course of income. We've been able to purchase properties, rehab them, making our neighborhoods look better while hosting amazing people from around the world. We have strict rules at our airbnbs and we have never had any major issues or complaints from neighbors, as a matter of fact most of our neighbors wouldn't have known that we were operating an airbnb had we not told them.

Please consider a modified ordinance that would not put a complete ban on my STR at 90 days. I suggest that Chula Vista residents can rent their primary residence for a period of 180 days per year plus own a secondary, full-time short term rental property. Limiting short-term rental owners to Chula Vista residents creates more benefits for our people and prevents big investors from buying properties. If the current ordinance passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family as we enter our retirement years.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,  
Andrea East

November 21, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides cleaning services at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

Working for short-term rental owners gives me flexibility and great compensation. I would lose my job if the current ordinance passes.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Rachel Broersma

November 28, 2021  
Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

My wife and I have been property owners in Chula Vista for 28 years. We founded a non-profit that builds homes for the poor and to date we've built over 7000 homes in 20 countries. Our primary source of income has come from donations. When Coronavirus started we lost a large amount of our income, but thanks to our short-term rental we were able to stay afloat. As my wife and I enter our retirement years, we desperately need this income. The proposed ordinance would have a significant negative impact on us and the city of Chula Vista.

Please consider a modified ordinance that would not put a complete ban on my STR at 90 days. I suggest that Chula Vista residents can rent their primary residence for a period of 180 days per year plus own a secondary, full-time short term rental property. Limiting short-term rental owners to Chula Vista residents creates more benefits for our people and prevents big investors from buying properties. If the current ordinance passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family as we enter our retirement years.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,  
Sean & Janet Lambert

November 17, 2021

Re: Short Term Rental Ordinance

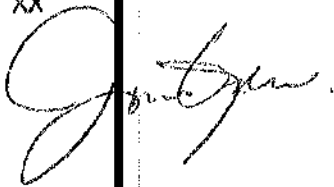
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. At outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

A handwritten signature in black ink, appearing to read "John T. [unclear]".

November 28, 2021  
Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

I have been a responsible host and community member within Chula Vista for three years. I operate short term rental(s) as a means of my income to support my family, as well as various individuals that provide services to my short term rental, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers.

I've hosted people like an NBA head coach celebrating a recent job promotion in the privacy of a home and Jahir, a Make-A-Wish recipient, who was a terminally ill 3 year old who's dying wish was to spend a week at a home in San Diego with a pool. Short-term rentals attract amazing people to our city and the new ordinance would prevent hosts like me from being able to showcase our amazing city.

Additionally, the short term rentals I operate provide support to local businesses and restaurants located here in Chula Vista.

Please consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of business.

As an involved community member, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,  
Guy East

# **STR Success Story**

I built a brand new house on a second piece of property I own. I wouldn't have built it if short term rentals weren't an option. The land was directly nextdoor to my own property and I do not want a neighbor.

In the past 5 years of hosting guests from around the world I have never had a single complaint from neighbors. In fact, I have hosted several of my neighbors while their homes were under construction. I have hosted the friends and relatives of neighbors so that they could visit easily. I have employed neighbors as my co-hosts and pay them for their time.

The income from the short-term rental property has allowed me to pay my mortgage when my other work has been scarce. Please don't take that security away.

Sent from my Verizon, Samsung Galaxy smartphone



November 26, 2021  
Re: STR Ordinance

City Council Members:

As a resident of Chula Vista and as a latina woman who has the best interest for the Chula Vista Community I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council.

Ever since I decided to place my entire home as an STR I've been quickly recovering from the \$35,000.00 in debt that the pandemic left my family in after tenants refused to complete a rental relief form, not pay rent and leave my home with severe damages.

I also suffer from epilepsy and with the extra income coming in I have been able to leave my stressful job and take care of my medical needs which has resulted in a better lifestyle for me; physically and mentally.

Recently, I have also been able to be a blessing in the life of others with my STR. I hosted a family who's escrow fell through during this inflated house market. No hotel would accommodate their large family with their four dogs at an affordable price nor meet their comfort and daily necessities. The current proposed ordinance will limit living opportunities for those in need of a temporary living situation or even those who have a hard time getting approved for lease. My STR has also contributed to other small businesses and procreated employment among the community.

The income and betterment opportunities of many Latinos, including myself, depend on STR properties. STR's have provided better living opportunities for the working class for example a flexible lifestyle and a decent livable income in comparison to other hospitality businesses.

The current ordinance has a weak foundation and will not solve nor decrease the alleged issues, but rather create more detrimental effects to members within our community that benefit from STR's.

To ensure peace within the community, the host and/or their guest should be fined if the peace is disturbed. For Chula Vista to remain family oriented I suggest that the city allows for current residents to run their STR business and a limitation on out of city hosts.

I implore you to consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of Business.

As a responsible host, I urge you to consider a modified ordinance so that I may continue to be a Chula Vista resident.

Thank you,

Jasmine K. Lam




Chula Vista City Council,

I am writing in opposition to the current proposed ordinance for the short term rental properties, as my neighbor Jasmine Lam has expressed to me all of the negative effects this ordinance will have among the community.

My neighbor has done a great job screening her guests and I have not had any complaints so far. The best part is that ever since she started remodeling the exterior of her home it has caused the, "Keeping up with the Joneses" effect and many neighbors started remodeling their homes which has given this neighborhood a more appealing look.

It brings me joy to see her and her family prosper after the difficult year they endured with this pandemic and inflated prices. They look much happier and I wish it continues that way so please do not pass this ordinance.

Jovanni Lopez  


11/21/2021

November 17, 2021

Re: Short Term Rental Ordinance

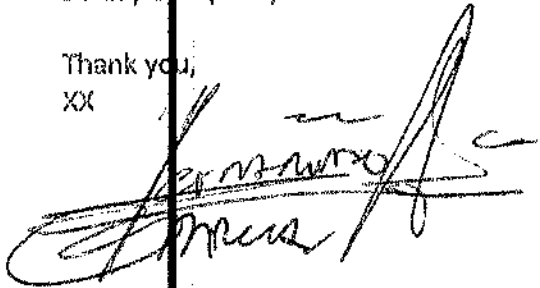
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

A handwritten signature in black ink, appearing to be "L. M. ...", written over a horizontal line.

To the city of Chula Vista,

Please do not pass the current proposed ordinance in regards to the short term rental properties. This ordinance will mean less work and more financial stress for my family and I, especially since we have just started our cleaning business. We love working for Jasmine Lam airbnb property because all of her guests usually leave the house in easy to clean conditions. Airbnb has a review system where both the host and the guest are able to make public reviews which puts pressure on guests to act right and leave the home in good conditions. Like Jasmine, I am really trying to give my family a better future through better financial means and we are barely starting to see the fruits that business like STR's are providing with not to mention more time for the family and I am sure the city of chula vista cares for the mental well being of its community. Please do not pass the current proposed ordinance that limits STR's from operating to their highest potential.

Mr. Ruben Cunningham,



11/17/2021

To: The City of Chula Vista

My wife and I have been landlords for 30 years and are very pleased with our tenant who is utilizing my property as an airbnb. I have had constant issues with long term tenants and each time the cops can never do anything about it, I have gone through extensive legalities to get rid tenants in comparison to my current host who has been responsible with rent payments especially since the STR is a lucrative business.

From a landlord perspective it's by far easier to get rid of an airbnb guest than it is a long term tenant. Within minutes/ hours guests can be taken off the premises and it takes about three months to get a problematic tenant out.

My wife and I have worked tremendously hard, having three jobs at a time to have some proposal come and tell me what I can and can not do with my property? That isn't right! I strongly oppose this STR proposal. People's finances shouldn't be treated like a winning lottery ticket number and that is what this proposal is doing, HAVE SOME RESPECT! This proposal is taking away living options for people in need of a STR.

Landlord to an airbnb host,

For further personal information please contact me directly

November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. At outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

NO

To whom it corresponds,

I have rented my house to an Airbnb host and I couldn't be happier. The host is doing such a great job by screening the guest prior to approval. Along with my husband, I have been a landlord for 30 years and can write several novels on how much trouble long term tenants have caused, I have rented to all three economic classes. Not long ago I rented to section 8 tenants who destroyed my house and when I reached out for help the section 8 department did nothing. Thanks to my Airbnb host tenant, I have been able to pay my mortgage on time, have less stress levels and even have extra income to cover my medical and personal expenses. Last year I lost thousands of dollars in rental loss without mortgage assistance because the tenant at the time was too depressed to fill out a rental relief package and then I had to invest in damages they caused. The Airbnb host was able to also assist me with exterior home renovations contributing to my home value and the rest of the neighborhood.

Airbnb has been a blessing for my finances and mental well being. Please do not pass this proposal, just set stricter rules on the host and it's guest.

Landlord to an airbnb host,



Good Morning

I had a property on Stanislaus St in Chula Vista for about 3 years that was rented as an Airbnb.

Beautiful property with exclusive furniture that appealed to Families ready to spend \$250 a night for 3 nights minimum

The property was paid in full but I was in retail and the change in business à cancer pushed me to rent this property for extra income since the stores did not bring much income

The HOA association the instable situation with the city council in San Diego and Chula Vista made me think and decide to sell and buy in Las Vegas NV  
(Summerlin)

Why pay \$12 K a year of property tax and have no rights on your own asset

The HOA have rules and misunderstand that regulations do not supersede laws

The city council have a political agenda and want to ban STR because many think this is not appropriate  
But I have the same right as my neighbors

I still have an airbnb outside of Chula Vista and want to support this issue

Yes to Regulations no to Ban

Stay away

Work on infrastructure

Work on a better transportation system

Unemployment

WATER

Treatment .... Desalination

Thanks

Regards

Lorenzo Baillieux



November 25, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am a long-term renter in Chula Vista on a multi-unit property that also houses short term rentals and I am in opposition of this ordinance passing and support a modified ordinance to be voted on and adopted.

As a San Diego native and traveling individual, it is important to me to live and stay in places that are well managed and maintained. I've been a renter for over a decade in various types of properties ranging from AirBnBs, luxury apartment homes, and locally family-owned properties. It has become a priority of mine to ensure that where I live is safe and the utmost quality.

My current residence in west Chula Vista has been peaceful and managed beyond my expectations. I've been able to build a home for myself with the trust of the property owners when I am traveling for business.

I support the hard work and dedication that families put forth to build and run home away type of properties for traveling individuals who need a safe place to stay temporarily.

I without reservation oppose the current ordinance and recommend the City vote on and adopt a modified ordinance that does not create a 90 day ban. This is a more appropriate solution to support economic growth that STRs provide, provide protection to these home owners who do the right thing in our community, and also support neighbors in their right to have a peaceful neighborhood without irresponsible homeowners who run poor STRs.

Thank you,  
Gilda Campos

November 25, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I live near an STR, and the homeowners do a great job keeping up their property and ensuring the guests are respectful to the neighborhood. Do not let a few irresponsible homeowners impact tourism in Chula Vista! Tourism stimulates our economy!

I urge the council to vote and adopt a modified ordinance that does not put a 90 day maximum in place.

Thank you,  
Megan Riiff

November 26, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

We support short term rentals. We cannot afford expensive hotels when we travel and we love spending time all together as a family! Please don't limit short term rentals to 90 days. They are not a big problem for people to try to ban them.

Thank you,  
Marlene and Mike Galik



November 17, 2021

Re: Short Term Rental Ordinance

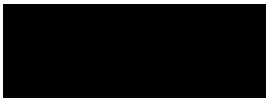
Dear Esteemed City Council Members,

I am writing to urge you to consider adopting a modified ordinance to operate short term rentals in Chula Vista that doesn't include a 90 day limit.

We travel to Chula Vista every holiday and stay in an Airbnb that is in a residential neighborhood. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. We stayed before and the neighbor complained to the landlord that the music was too loud and it was my father in the jacuzzi at 8pm, he's 59 years old and the music wasn't even loud. We play louder music at our own home. I think some of the claims from neighbors are ridiculous and scapegoats, they just blame an Airbnb on anything. I don't think good people should be punished for the ones who are probably actually doing the bad work.

Thank you,

Tifanie Chavarria



November 27, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of a landscaping and yard maintenance, at three short-term rentals, my income and ability to provide for myself and my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
T.G.

November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

*R. G. M.*

November 26, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,

Daniel and Ivette



November 26, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

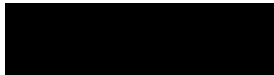
I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

I have two children and being able to work around my husband's schedule is difficult so I clean the short term rentals while my children are at school.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,

Adelina Alvarez





To the City Council of Chula Vista,

I am a property owner, I was hoping to have the opportunity to Short Term Rent my property in Chula Vista. I am a Law Enforcement Officer, with a family of four that depend on me, I already did the right thing and got a permit in preparation for this next coming venture. I have already contacted multiple handymen, landscapers, and cleaning crews that are hopeful I will be able to hire them.

My family would highly benefit from being able to have the opportunity to short term rent our rental property in Chula Vista. With inflation on the rise, renting it to long term tenants is not our best option, Please let us contribute to the City's growth, while also taking care of our families and positively impacting many more people's lives!

R.C.

To the City Council of Chula Vista,

I am a housecleaner for many Airbnb properties throughout San Diego, including several in Chula Vista, as a single mom of two, I very much depend on the income I receive from airbnb rentals. My son is a student at SDSU, I am helping him buy a car and many materials so that he can finish college.

Please do not take away jobs from my family, all the properties I clean are sanitized and cleaned inside and out kept in immaculate condition. The City looks better with nice clean properties. I very much depend on this source of income.

Thank You,  
Arce C.

City of Chula Vista

The Honorable Andrea Cardenas

276 Fourth Avenue

Chula Vista, CA 91910

Dear Council Member Miss Cardenas:

I am writing to you about the changes to the ordinance regarding Short temporary rentals. First, I would like to state the reason for my entrepreneurial beginnings. I am a Latina working to obtain a Double master's degree from the University of San Diego and C.E.T.Y.S. in Global Leadership. The current cost of higher education is high, and as a single head of household need extra income to pay for my school without incurring student debt.

I support a modified ordinance with whole-home rentals with more than 90 days. I am a responsible homeowner and host. I have placed safeguards to allow me to rent my house temporarily. These safeguards ensure not only to protect my property but also respect and protect my neighbors. I placed twenty-four-hour cameras outside of the property, having rules in place, and connecting with my neighbors to communicate with me immediately. The application and platform currently using also has 24 hours customer care to ensure that the rules are in placed by myself, and the city ordinance/laws are obeyed.

In this venture, I now contract the services of several Chula Vista service providers. For example, electrical, plumbing, carpet cleaning, flowers, bakery, and others. I spend part of the income supporting a local small business like myself and helping the Chula Vista economy as we come out of the pandemic.

I am a responsible host because I maintain my property utilizing the service of vendors in my city. I have set the expectation to communicate should any issue not only with the guest but my neighbors. Added the security system to protect the guest's safety and the property and ensure my neighbors are also not being disturbed. As a proud member of MANA de San Diego and former volunteer, I have been an active member of the Chula Vista community and the Latino community by being part of Hispanas Organized for the Political Equality (H.O.P.E.). I understand my civic duties and responsibilities as a member of this community.

I support a modified ordinance that allows Chula Vista community members like myself additional income and supports the Chula Vista, small business entrepreneurs by utilizing the short-term rental responsibly.

I appreciate your attention and I look forward to collaborating with you.

Sincerely,

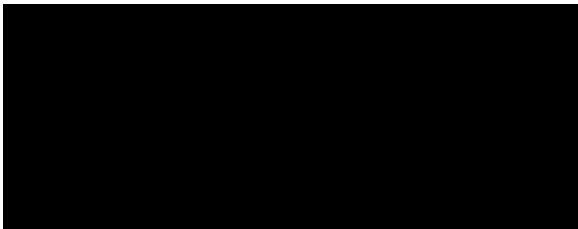
Leticia Gonzalez

Dear Chula Vista City Counsel,

My name is William Cook and I am a proud resident of Chula Vista! My wife and I are a military family, and we live on J street by the marina. I just received orders for 8-9 months of training in Pensacola, Florida before coming back to San Diego, and during that time it is vital for us to be able to operate our home as a short-term rental. One reason is that my wife is a California registered real estate agent, and a student ready to attend SDSU in the fall of 2022 and must have the ability to come back multiple times throughout the 9-month time period in order to complete transactions. We could not financially achieve this by renting out our home as a long-term rental. Upon return, we would like to continue living in Chula Vista, but with our mortgage it is important for us to be able to use our home as a short-term rental when we are away visiting family on the east coast or going on military training trips that last more than a week. We have yet to post our listing on Airbnb, but when we read the proposed ordinance we became very concerned about how we can manage this 9 month assignment without my wife losing her job or us having to sell our home. I understand the concern for not wanting non-locals to buy up housing supply, but this 90-day annual minimum could be life-changing for us in a very bad way. We are proud Chula Vista locals, but this proposed ordinance is not military-friendly. It very well could cripple our ability to pay our mortgage while we attend temporary 9-month training required by my military rate. We have conducted rentals in the past and really enjoy it. We always have a welcome basket with local destinations like 3<sup>rd</sup> street and the J street Marina, as well as our favorite local restaurants like Uni sushi, Krua Thai, and Tacos El Gordo. We love hearing from people when they say they really liked these local places we enjoy. We have attended multiple meetings with community members to talk about measures we can take to prevent issues with noise, parking, party houses, bad actor hosts, and other items. We are more than happy to take on as hosts because in many ways they benefit us as well! We don't want noisy, disrespectful, and overcrowded STRs and we want to help enforce a common front to avoid them as a responsible group of hosts.

Sincerely,

William B Cook



November 23, 2021

To whom it may concern,

My Name Is Ana P. Romo. I am the owner of the house in [REDACTED] Our STR permit is [REDACTED]. Me and My husband Robert Flores run and manage our Airbnb rental. We are proud to say that we have maintained our superhost status for several months now and take exceptional care of our property and our guests while maintaining strict policies on noise, parking and overall respect for our neighborhood. I will admit, it has been a learning curve like any other endeavor. On July 20<sup>th</sup> we had bad actors rent our property and our neighbors suffered the consequences. We spoke to them and not only apologized but assured them that many measures will be taken in order to prevent events like this to happen again. We proceeded to install security cameras on the outside perimeter, impose severe penalties for guests that don't follow the house rules and do a robust screening process before accepting any reservations. We haven't had a single incident since and towards the end of summer one of my neighbors took the time to come over and say thank you, and told us that things were much better now, and that he hadn't had to deal with noise anymore. We would love to run our Airbnb for a few more years as we have 3 children, and the oldest is a sophomore in high school and is making plans to go to college. I want to make sure all 3 of them go to college without incurring an insurmountable level of debt and this additional source of income can help us reach that goal. I believe adherence to strict policies and self policing is the answer going forward. I know that the additional money inflows to our community provide a stronger local economy and an economic multiplier effect is taking place. Our guests spend money in our local restaurants, shops, gas stations and supermarkets, which in turn create jobs and healthier local businesses. This is economic growth that otherwise would be going to neighboring cities like San Diego and Imperial Beach. The City of Chula Vista is thriving, and tourism needs to keep growing and not stunted. Let's hope we can find a sensible solution going forward. We will do our best on our side, We plea the city does the same.

Thank you for reading this letter and thank you for considering all sensible options!

Sincerely,

[REDACTED]  
[REDACTED]

Jaime Reynoso, Claudia Reynoso for Lorenzo Lopez

Chula Vista, CA 91910

11/23/2021

City of Chula Vista

To whom it may concern:

We are writing this letter to show support for Lorenzo Lopez and his family owned short term rental in Chula Vista. We have known him and his family for over 10 years now, and always helped him with his house related maintenance/constructions needs.

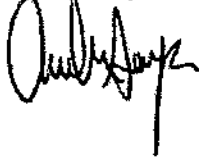
As he started renting his home, there has been a more active need for our services, both on the construction and cleaning fronts. Just on construction/maintenance, we received around \$10k on 2020, and in 2021 this amount doubled to about \$22k. For cleaning in 2020, the total was about \$7k; with 2021 closing at around \$10k.

This is not counting the work we do for him on his 2<sup>nd</sup> home, again possible only through the income he receives from the short term rental.

Please support him and the hundreds of other responsible hosts in Chula Vista.

Sincerely,

 Jaime Reynoso, Claudia Reynoso for Lorenzo Lopez



November 17, 2021

Re: Short Term Rental Ordinance

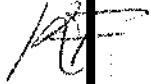
Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. At outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

A handwritten signature in black ink, appearing to be the initials 'AF' or similar, written in a cursive style.

Lorenzo Lopez

Chula Vista, CA 91910



11/23/2021

City of Chula Vista

To whom it may concern:

I am writing in response to the proposed regulations by the city upon short term rentals. I started renting my Chula Vista home in 2020 as my family outgrew my house and we had to purchase an additional home. Being able to rent the home as a short term rental using Airbnb has been a TREMENDOUS help and source of income to cover the mortgage of our second home as well as additional expenses (my wife no longer works as she is taking care of our children); I'm currently the only person with a full time job + the rental income; for us is very critical to be able to take care of our children, without the need for daycare. This is only possible through the rental income from our first home.

As you know owning property in San Diego is extremely hard, I worked very hard to purchase my first home (the one I currently rent); and continue to do so with my 2<sup>nd</sup> home and family. These will be the legacy we leave our children as we grow older and pass away. It is depressing for us to see legislation that works against our hard work and income. Short term rentals provide a stable source of income, as well as protection for the property as an asset as well as the revenue (Airbnb protects hosts with verified payments from guests, insurance against damage/looting from guests, something that if we were renting on our own, we would have to cover directly as renters/landlords are usually not protected by federal or local governments).

Our home provides income for other families as well (letters attached), I employ a husband and wife (contractor, maintenance, and cleaning) as well as a landscaper (single wife). Also, most of our guests, are full families that come to visit Chula Vista and the San Diego area, people on temporary work assignments and students looking for permanent housing (again in Chula Vista). The home attracts more business to the city (between people coming in looking to live in Chula Vista, to local businesses as well as the TOT for the City).

I hope to paint a positive light on the use of STR, I certainly welcome regulation that allows for safe use of these rentals, but not a restriction on the good hosts that use them as their livelihoods

Sincerely,

Lorenzo Lopez

A large, stylized handwritten signature in black ink, written over the printed name.



November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping/yard maintenance/landscaping/contractor services, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
XX

X C M G M

To the City Council of Chula Vista,

My name is Jasmin Corral, I am a property owner in the City of Chula Vista.

Not only am I an owner, I am also deeply connected to this community as a local Realtor. As a Realtor, I adhere to the highest code of ethics and integrity, I advise and counsel many property owners, on matters affecting their property. I am a trusted source for all community real estate matters.

With that being said, every business operation I am a part of, is always done with the highest regards, and consideration to the surrounding neighborhood.

Airbnb provides a legitimate platform that allows us property owners, to facilitate a safe and high quality travel experience to vetted guests.

I wholeheartedly support a modified ordinance that will allow responsible community consciousness hosts, the continued opportunity to operate STR's out of their rental properties with flexibility on days allowed.

We can, and are ready to adhere to noise control, cleanliness, & safety protocols placed by the city. We can work together in union, maintain a beautiful town, while contributing to city's revenue growth.

Please grant us the opportunity to continue to employ many valuable members of this city, pay transient occupancy taxes, and provide more revenue for local businesses.

Sincerely,  
Jasmin Corral

November 26, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

This job helps me because of the flexibility. My husband is in the military and we are both love our country and Chula Vista. Please don't take away something that helps support us both. I also get my family members to help us with the short term rentals, my brother helps the owner fix things around the house and we have stayed there before when my family was in town.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy. This would eliminate my job and my brother's as well.

Thank you,

Mayra Roman  
858-382-3971

November 17, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of housekeeping, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
J.Lopez

November 27, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of a handyman, at various short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

Additionally, COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Ricky C.

November 27, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of a plumber, at three short-term rentals, my income and ability to provide for my family would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

Additionally, COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Jorge

November 27, 2021

Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that provides the service of a housekeeper, at a short-term rental, my income and ability to provide for myself would be significantly impacted. I am a first-generation immigrant. An outright ban that would limit short term rentals to 90 days would cause me to not be able to support my family during these difficult times.

Additionally, COVID-19 has changed the way tourism operates now. I would not be able to afford to take a trip to see family, or a vacation if it was not for the affordability that short term rentals provide. The comfort, safety, and affordability of a home rental to visit family is the only way I have been able to travel. An outright ban on STRs in Chula Vista would significantly impact many people's ability to travel to Chula Vista, negatively impacting Chula Vista's economy.

Please consider voting and adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
T.Fontes

November 26, 2021

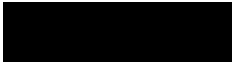
Re: Short Term Rental Ordinance

Dear Esteemed City Council Members,

I am writing to urge you to consider voting on and adopting a modified ordinance to operate short term rentals in Chula Vista. As an individual that helps with maintenance and guests issues at various short-term rentals, my income and ability to provide would be significantly impacted. An outright ban that would limit short term rentals to 90 days would cause me a loss of income and potentially have to move out of my home.

Please consider adopting a modified ordinance that does not include a maximum of 90 day occupancy.

Thank you,  
Matthew Fisher





November 17, 2021

Re: STR Ordinance

Dear Esteemed City Council Members:

I am writing to share my opposition to the current ordinance being proposed and in support of a modified ordinance to be considered by the City Council. I am a responsible host and community member within Chula Vista. I operate short term rentals as a means of my income to support my family, as well as various individuals that provide services to my short-term rentals, including, but not limited to housekeepers, plumbers, other contractors, and yard maintenance workers. The short-term rentals I operate also provide support to local businesses and restaurants located here in Chula Vista.

Short Term Rentals or STRs are a small business that a few homeowners and families have learned to do in times of great need. COVID poised many challenges to those over the last two years, and many people have gotten creative. STR was an answer for my family. My husband and I are both public servants and have found a way to remain in California despite rising costs. We love being responsible hosts in this community. The income from AirBNB has gone right back into our property and we even built an additional dwelling unit that now has a long-term tenant. We maintain a pride of homeownership and take all precautions to ensure our guests are neighborly and treat our community with respect. We have housed those who are in significant life transitions, military personnel, those seeking medical care in our medical facilities, families who needed a place to live while their house was under repair due to emergencies, such as a main pipe burst. We have also housed those in crisis during COVID, previous Chula Vista residents visiting family and friends in times of need, others that seek refuge, in fact we were selected to house Afghan Refugees as we are recognized as responsible hosts. Not to mention, our amazing city, is a developing tourist hub with so much to offer!

Many do not know Chula Vista and are amazed at what an incredible and hospitable community we live in, and many have decided to become residents here. We pay living wages to house keepers, landscapers, contractors, and those who provide maintenance, who reside in Chula Vista. Our guests dine on 3<sup>rd</sup> Ave, and other neighboring restaurants. We have an incredible city and SRTs help put it on the map. We are a part of a major movement of economic multipliers.

COVID has changed our way of travel and the amenities we and others may seek; many people want privacy, space away from other guests, and full kitchens, a place for their pets, that hotels may not be able to provide. We need to think of what we enjoy, and how to foster the community we live in.

I agree, get rid of the bad actors, for everyone's sake, but don't allow the few party houses and poor hosts ruin the amazing opportunities that many amazing homeowners who responsibly run STRs can foster. I stand with concerned citizens who want peace in their neighborhoods, I value that as well, I am a concerned neighbor too.

I implore you to consider a modified ordinance that would not put a complete ban on my STR at 90 days. If this passes, I will not be able to operate my short-term rental, which would cause a significant financial strain to my family and individuals I employ, and even put us out of business.

As an involved and responsible community member, I urge you to consider a modified ordinance.

Thank you,  
Katie Walker