Janneth Lujan - Fw: Comments AirB&B etc. Study Session

From: Janet Davis <jadjadjad@sbcglobal.net>
To: "Planning-commission@smcgov.org" <Planning-commission@smcgov.org>
Date: 5/15/2015 1:29 PM
Subject: Fw: Comments AirB&B etc. Study Session

----- Forwarded Message -----
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Sent: Friday, May 15, 2015 1:27 PM
Subject: Comments AirB&B etc. Study Session

This morning's Chronicle had an article about the drastic effect that AirB&B has had on the rental market and availability in SF. Last night on Ch. 5 News there was a segment about a woman who had used AirB&B and then done some extra renting and the people to whom she had rented completely took over her house and would not leave.
Some areas of the County are more likely to be targets for these rentals, such as the coast and the area close to Stanford, the Med Center and SLAC, where rentals are at a super premium - if available at all. There are, according to the web, several in the small Stanford Weekend Acres subdivision.
At a bare minimum I would like to see that:
The County have a verified and verifiable list of all such properties and that these be publicly available (by address) to the neighborhood;
 Sizable fines be imposed for NOT listing with the county;
The current applicable Hotel, and sales [?] Taxes be imposed on such properties for each and every rental, and paid to the county;
There be a limit on the number allowed per census tract or some other parameter;
Special restrictions be applied where the rental is in a high fire or other hazardous area. (e.g. newcomers to Stanford Weekend Acres are unaware of fire and flood dangers and sometimes act unwisely);
There be a very limited cap on the number of days a place could be rented/year;
The rent charged per day = what the normal rent divided by 30 would be;
Adequate *on site* parking be provided;
 All such properties should be rigorously inspected and hotel standards be applied, especially with respect to safe access/egress
Adequate insurance coverage be provided and documented
That there be some way to end the rentals if neighbors complained, and that this mechanism be more effective than Code Enforcement currently is.