

Comments from Short-Term Rental Community Meeting on October 4, 2018

- Grandfathering in STRs?
- No grandfathering in
- Condos - maybe should not have restrictions
- Concerns with bad behavior of guests (marijuana)
- Parking: too difficult to enforce, no restrictions, certain neighborhoods will be most impacted (Old Monta Vista has limited parking on premises)
- Erosion of capitalism -- micromanaging home owners
- Don't want Airbnb in apartments
- Minimum # of days before tax is owed--allow STRs to remain unregistered if they have a few listing days
- 2xperson per room is unreasonable -- too few
- Charging a BL/Permit fee will dissuade operators from registering -- or make it a low fee
- Is it practical to notify city of un-hosted stay
- Most rentals are for professionals -- no problems/minimal complaints
- No limit on # of listings (granny units)
- City proposed regulations are on the Right track (commented from 2 operators)
- Max of 2 adults per bedroom not including children (keep families together)
- STRs to park on street
- Max of 2 adults per bedroom should include family members of STR operator (but children under 5 OK)
- Townhomes/condos: no
- Readily accessible operator
- How does this impact the city/services?
- Living rooms should be included
- Be able to use multiple structures
- Want owner occupied AND primary resident
- Encourage families in the City - housing stock concern
- Hotels and STRs should have the same regulations if the same tax rate
- Hotels and STRs should be taxed differently (hotel tax>STR tax)
- Un-hosted stays should be unlimited as long as rules are followed
- Table of regulations for different cities
- HOA approval needed
- Host to have direct contact (phone #) w/ guests (regulate)
- How does the agency contact work?
- How do people know of the regulations?
- Make STR info/contact available online
- 4 hosts (2 couples); 3 int. people
- 5+ units means different tax laws
- 4-unit should be allowed (remove single fam restriction)
- No parking restriction
- Grandfathered for units to operate

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- Tax implications and insurance requirements for STRs
- Maybe institute a lower TOT rate
- What % of TOT is being spent on enforcement?
- Do not make enforcement proactive, make it complaint based
- Do not contract enforcement to private entity
- Review code enforcement data to see what % of total rentals and decide what burden to enforce
- 2 people/bedroom is limiting what about kids
- Increase # of allowed listing per property
- Built in review system already incentivizes good behavior by guests
- Different regulations for different platforms. Do not treat platforms the same. Some platforms need more policing than others
- Increase # of STRs on property
- % of complaints is so minimal
- Complaints are a problem
- Compare rate of complaints of STRs to complaints related to long term rentals, probably longer for STRs
- Justifying the low number of complaint should not be the point. Keep residential areas residential
- Concerned about mini-hotels in neighborhood
- Regulations are needed but should not overregulate
- # bedrooms - 1
- Limited to # parking spaces
- ADU -- accessory dwelling unit 2 or 3
- # bedrooms - 1 with review process
- It's too many rules and a shared economy, why impinge
- No limit on un-hosted stays
- Allow time to adjust new regulations if drastic changes
- 2x # bedrooms = good
- Large parties/weddings under Airbnb
- Balance between existing and STR Res
- Possibly limit guests by required off-street park
- Require that guests park on prop
- 2x AVAILABLE bedrooms only
- Want guests to park off-street
- Business/housing important but not affect neighbor
- Can't depend on Airbnb to enforce
- Total # of non-resident guests cannot exceed 2x # bedrooms (at any one time)
- Allocation of the TOT should be used to enforce STRs
- Fines should be increased
- Repeat violators should be revoked

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- 2 violations w/in 30 days
- 3 violations within calendar year
- Local contact should register w sheriff
- Property owner needs to be present
- Definition of comm. is vague
- People have designed their life around # from Airbnbs
- Hotels are charging enormous money
- Guests from Airbnbs are supporting Cupertino economy
- A process for requesting a variance (in occupancy or parking or # un-hosted stay days)
- Consider the Airbnb response rate + response PD for host
- Increased grace period of 6 months to a year
- Concerned about the use of marijuana on Airbnb sites. Airbnb has a no comment attitude...how can this behavior be controlled especially in a residential neighborhood...
- Please define: Guests must be limited to two or fewer. For example is a parent with twin infants considered 1 or 3 guests? If 3, please make sure Airbnb website would allow hosts to be in compliance. Thank you. Please have your response be sent to all Cupertino hosts; Airbnb can do this
- Like what we are doing, concerned about enforcement for fairness of complying STRs