



City Council Meeting
Public Comments
December 4, 2024

Board or Commission for Public Comment City Council

Email adisynmanning@gmail.com

Council Meeting Date 12/4/24

Item # 18

Subject Short term rentals

Position In Opposition

First and Last Name Adisyn manning

Are you an Escondido Resident? Yes

Comments

Board or Commission for Public Comment City Council

Email nickmanning67@gmail.com

Council Meeting Date 12/4/24

Item # 18

Subject Short term rentals

Position In Opposition

First and Last Name Nicky manning

Are you an Escondido Resident? Yes

Comments

Board or Commission for Public Comment City Council

Email ericaboss@gmail.com

Council Meeting Date 12/4/2024

Item # 18

Subject Short term rentals

Position In Opposition

First and Last Name Erica Manning

Are you an Escondido Resident? Yes

Comments

Board or Commission for Public Comment City Council

Email kevinbrice@live.com

Council Meeting Date 12/4/2024

Item # 18

Subject Banning Short term rentals within 500 ft. Of school or any short term residential housing

Position In Favor

First and Last Name Kevin Brice

Are you an Escondido Resident? Yes

Comments

I am in favor of banning short term rentals. I am voting for limiting the short term rentals in Escondido. These rentals are having a negative impact on regular housing, regular life for the regular residents. Anything we can do to limit short term rentals in Escondido would be beneficial for all residents and the community as a whole. We have firsthand experience with short term rentals in our neighborhood and it is turning Escondido into a place that is no longer desirable to live.

Board or Commission for Public Comment City Council

Email blackhawksherri@yahoo.com

Council Meeting Date 12/4/2024

Item # STR

Subject STR

Position In Opposition

First and Last Name Sherri Sanders

Are you an Escondido Resident? Yes

Comments We do not want short term rentals in our neighborhoods

Board or Commission for Public Comment City Council

Email tir@cox.net

Council Meeting Date 12/04/2024

Item # 18

Subject STR

Position In Opposition

First and Last Name Timothy Ristine

Are you an Escondido Resident? Yes

Comments

As a 33-year resident of Escondido, I oppose having existing homes or the building of new homes used as short term rental properties. I do support having a limited amount, 100 maximum in all of Escondido, of such rentals, which includes the number that might exist in Escondido at this time. If Escondido already has more than 100 such units, then that current number should be set as the current allowed number of properties. If that is not possible, then I oppose all future and all current short term rentals in Escondido.

Board or Commission for Public Comment City Council

Email debbrice@live.com

Council Meeting Date 12/04/2024

Item # 18

Subject Ban on STR

Position In Favor

First and Last Name Deborah Brice

Are you an Escondido Resident? Yes

Comments

Our neighborhoods are in Jeopardy with these short term rentals. They are disruptive and create an influx of strangers into our most private and secure family areas. I do not want them near our schools. Please help us keep Escondido a family tight knit community.

Board or Commission for Public Comment City Council

Email escutils@jetemail.net

Council Meeting Date 2024-12-4

Item # 18

Subject Short term rental ordinance adoption

Position In Opposition

First and Last Name Clint Morin

Are you an Escondido Resident? Yes

Comments

I am against legalizing short term rentals in residential neighborhoods. The document claims it doesn't change the residential nature, but it does because overnight guests are not residents, they are tourists. Whether they are in the home next door or the Motel 8, overnight tourists without any live in host, are certainly not residents.

I live next to one. There is nothing residential about partyers and tourists rotating through day after day, peaking over fences (mine and the elementary school directly neighboring both my property and the vacation rental). I have young kids and I never know who is next door.

Residents don't have time to throw parties every night or weekend during the summer, but a rotating crew of vacationers do. We all know this, this is why hotels are restricted to non-residential neighborhoods.

Residents don't host solar company sales conferences at their homes, but hotels host such events (we had one of these events with constant car traffic and large groups of young salesman chanting mottos in the backyard). In fact, when we talked to the property manager via phone, he said the owner didn't want to host it at his personal home in his own neighborhood, so he used his vacation rental (in my neighborhood, not his!).

If you look at the record for the loan in this home, you can see they got a personal residence loan, but it was a business from the start. The owner never lived there nor intended to live there, immediately adding as many beds and garage games as he could. I think it's fraud when you get a residential loan for a house you never intend to live in.

We have multiple of these in our neighborhood and they are taking the place of actual residents who would help create a community, raise kids, and build it up. Instead, we have opportunistic businesses taking advantage of the nice community created by residents to pad their pockets, tearing the community down.

A hotel seems to violate residential zoning, why are these better than other hotels? Except for size, they

are worse. There isn't even a front desk or manager that I can talk to. Just some shadowy owner who couldn't care less what the neighborhood residents think with some non present manager who may or may not respond, but will surely try to blow you off. In fact, I am the one enforcing the supposed rules the owner has because there is no one there to monitor.

One of the arguments I hear is that the owners can only afford to live here if they do vacation rentals. However, they generally don't live there when there are vacationers there. Do they own another home? Why can't they rent to a resident (e.g., some one who lives there for at least a year)? Furthermore, if it's profitable for mom and pop owners then bigger pockets will come in and, with their greater funds, outbid others. Do we want our neighborhoods owned by the Hilton or Marriott companies?

No one wants to live next to one of these. Why do we allow them to be next to the unlucky few who thought they were living in a residential neighborhood, but whom the city council doesn't care enough about to protect by enforcing zoning, the zoning we all know was intended?

I recommend no vacation rentals with strong penalties for violation.

They definitely shouldn't be allowed near schools.

The city counsel should attend up and do the right thing and keep neighborhoods for neighbors.

Board or Commission for Public Comment City Council

Email suzanneraquel@icloud.com

Council Meeting Date 12/4/24

Item # 18

Subject Ban on STR

Position In Favor

First and Last Name Suzanne Russell

Are you an Escondido Resident? Yes

Comments

There's no reason investors need to be buying up neighborhood homes only to rent them to anyone for weekend parties! A ban on STR's is the best outcome for Escondido residents.

Board or Commission for Public Comment City Council

Email effenbergers@cox.net

Council Meeting Date 12/04/24

Item # 12

Subject Short Term Rentals

Position In Opposition

First and Last Name Roberta Effenberger

Are you an Escondido Resident? No

Comments

I live just across the street from Mountain View Park so I'm actually just outside of the city limits but I am unlucky enough to live next door (within 10 feet) of a Short term rental that sleeps 18 people! This is the same amount of people that would fill a 9 room hotel. The owner of the property is not on site (out of the country) so this is a business. When did it become "legal" to operate a business in a residential area? Check ins arrive at the hotel every 3 days, none stop. This isn't a once in awhile situation, it's constant. I'd fact check the dollars being generated by the guests cuz the guests next to me never leave the property. They sit by the pool and woo-hoo all day, everyday. Find me anyone who would want to have a hotel (STR) next door to them that sleeps 18 people, no one wants this. Not only does it take housing off the market, it erodes any sort of community, it's a business in a neighborhood and only enhances the pocket book of the owner and the businessess that operate the rental. Thank you for listening.

Board or Commission for Public Comment City Council

Email tom@conoverent.com

Council Meeting Date 12/4/24

Item # 18

Subject Short Term Rentals

Position In Opposition

First and Last Name Tom and Pat Loeser

Are you an Escondido Resident? Yes

Comments

We are both against allowing for VRBO, ABnB type short term rentals in Escondido. Our Carriage Hills neighbors, who live immediately adjacent to the homes in question, have been negatively impacted by the lack of activity management whenever these homes are rented. We are also opposed because the Bernardo Elementary School is very close by.

Board or Commission for Public Comment City Council

Email kzhtherapy@yahoo.com

Council Meeting Date 12/04/2024

Item # 18

Subject Short Term Rental pilot program

Position In Opposition

First and Last Name Kate Zlotnick-Hess

Are you an Escondido Resident? Yes

Comments

Short Term Rentals are negatively impacting the residential neighborhoods within the City of Escondido. It would behoove the City of Escondido to ban short term rentals as they offer no benefit to our residential communities and the people who reside there. Additionally there is no apparent financial benefit for the City. The cost of implementing a short term rental regulatory committee to oversee the ordinance would barely be covered by the proposed STR occupancy tax. The City of Escondido should place higher value on it's community members, and quality of life, and not cater to short term rental property owners and managers who have been operating mini hotels in residential areas for the last 2 plus years not paying a dime to the City!

Board or Commission for Public Comment City Council

Email mhess01@msn.com

Council Meeting Date 12/4/2024

Item # 18

Subject STR

Position In Opposition

First and Last Name Michael Hess

Are you an Escondido Resident? Yes

Comments

I live in the Carriage Hills community of Escondido, plagued by strrs in the neighborhood. We were the first to have one right next door and it is terrible.

My main objection to this resolution is that the pilot program does not pay for itself, nor bring in good revenue to the city. Unless this program adopts the school zoning area, then I encourage the council to vote no and then ban strrs outright. The people that are staying in these properties are not spending money in Escondido other than fridge stocking or door dash food. You could claim that some will go to the WAP, but anyone coming to SD would go there from wherever they were staying anyway. These is a loser for Escondido and another erosion of community pride and values.

We are pleading, along with my Carriage Hills neighbors, to keep our neighborhood "a neighborhood" and not a place where strangers come and go, every weekend, without regard to the safety of those who live here. We have already noticed a disregard of speed limits within our community, crowded streets (since the garages of the STR homes have turned into Party, gaming rooms there is not enough room for all their cars to park in the limited driveways) and for some neighbors, excessive noise from overly high powered pool equipment that makes the windows rattle when it's on...which is most of the time., not to mention parties, which are not always bad unless the STR is rented every weekend and you live next to one.

We are asking the City of Escondido to:

-Ban of STR in R1 Zoning (single family dwellings) - STRs don't belong in family neighborhoods....

-No STR within 1000ft - 2000ft from schools (In accordance with "Jessica's law" addressing sex offender distancing from kids however doesn't apply to STR at the moment)

-No Grandfathering of any existing STR after new ordinance passes (All properties must stop STR operation immediately or face action from the city vs. letting properties purchased before new ordinance operate STR freely)

Some articles to read.....

<https://www.latimes.com/california/story/2024-05-11/a-long-beach-man-started-a-petition-to-ban-airbnb-in-his-neighborhood-and-it-worked>

<https://www.independent.co.uk/travel-0/airbnb-long-beach-california-ban-b2544237.html>

Let's get ahead of this issue by getting things started now...

~Monica & Ed Demler

Hello Council Members,

I am writing today to discuss a pressing issue in our community, Short Term Rentals. I appreciate you taking time to bring this important topic into the light so we can move forward in putting regulations in place to preserve our community.

My husband and I found our dream home, in a dream community to raise our two small children and now our dream is currently being ruined by the STR that we share a property line with.

The home next door to me was purchased a few months ago with the intent to be rented out 365 days a year, these are the exact words from the property manager (Mohammad Rashid of Skye Management). The actual owner of the property is a "Lie Ce". We were told we would never get the chance to even meet our new neighbor and this home was purchased with the sole intent of renting it out as much as possible. Without question this residential home was purchased to become a commercial property. Unfortunately this is the second one of these mini motels in our small community of Carriage Hills. The other home, just a block away, is also managed by the same Mo Rashid of Skye Management, had the same real estate agent, got the same 1 million dollar loan and put in all the same "amenities"; the only thing different is that this owner is listed as "Wang Hongtao / Shen Yan". A quick search on Airbnb for an Escondido home that can accommodate 8+ people will yield a massive number of homes that are retrofitted exactly as the two in my community and are all managed by the same "Mo Rashid" - please see below for links of examples.

Both of the homes in my neighborhood have been identically retrofitted to sleep 16+pp. They filled both the 4 car garages with pinball and arcade games, put in a 4 hole putting green, volleyball nets, yard games and a beer pong table 5ft from my property. That, along with existing in-ground pools make them full time party houses with all the parking and noise issues that come with that. To make matters worse it is all less than 1 block from Bernardo Elementary School, so countless small children get picked up and dropped off for school in front of the home next to mine everyday making it a perfect recipe for potential danger. [Airbnb](#) and VRBO both state that there are no safeguards in place for keeping known sex offenders from using these homes, nor a way to accurately keep record of who is using the property. Please see attached statement from VRBO and linked legal statement from Airbnb. Both state that the due diligence is put on the host to ensure that the guests are not a threat to the neighborhoods. Mohammad Rashid has told me that he relies on Airbnb and VRBO to conduct the background checks which you will see are highly unreliable and/or non-existent. We chose to live in a home near a school because those areas are safeguarded from allowing violent sex offenders from taking residence. STRs give potential predators a loophole around "[Megan's Law](#)". I urge the Council to include language that would prohibit STRs within 1,000 ft of a school. This will help to protect our most vulnerable, our children. I am not opposed to the residents of Escondido using their homes as supplementary income but this is a 100% being used as a commercial property by a non-resident. I urge the council to add language to the ordinance that states to operate a STR you must be a resident of Escondido (actually reside in Escondido over half the year), similar to [Chula Vista's ordinance](#). Alternatively a cap of 120

rental nights per year, as many other California cities have enacted. Either of these measures will prevent faceless investors from infiltrating our community. As these investors have no interest in making our community better. Most will never even set foot in our beautiful city. These types of properties are not attracting guests to Escondido to enrich our community, they advertise using these STRs because they are central location with quick highway access to go to beaches, Disney, Sea World, Lego Land , etc... none of which the city of Escondido will see local business benefit from. In Fact there are [blogs](#) discussing how to take advantage of Escondido's loose regulations.

I know the Council is considering language that limits occupancy to 2 per bedroom + 2, but I do not feel this is strict enough as the 2 homes in my neighborhood have been retrofitted to have 7 - 9 bedrooms, so occupancy will still be that of a mini motel/frat house. I urge the Council to consider a max of 2/room + 2 or 10 guests, whichever is lesser.

In the zoning commision meeting a few weeks ago there was discussion on allowing up to 2% of Escondidos housing to be used as STRs. I know that Escondido has set forth the housing goals for our community ([Escondido Vision and Purpose](#)). I have concerns that by giving up Long Term Housing inventory we will further drive housing prices up in our community, making it no longer a place of diverse economics. Many studies have shown that the "[Airbnb Effect](#)" has made living in certain communities no longer a possibility for lower income families. If the council opts to move forward with dedicating 2% of the housing for STRs I urge the council to consider ways to build 2% more long term housing to offset the loss. I fear this will cost the residents of Escondido as new roads, parks, schools, social services will have to be established due to growth. I know the city expects to collect approximately \$300k annually from the TOT and permit/business licensing, but that money will quickly be used up by the need to grow services along with hiring a full time STR inspector and the inevitable need for more police and zoning response to ordinance disputes.

I would absolutely love to schedule a walk around my neighborhood so you can see why I hope to preserve our community. Thank you for your time and consideration.

Sincerely,

Melissa Chickerneo

1170 Dexter Place

952-237-8146

Regarding STR's, AirB&Bs or namely Mini Hotels

My husband and I are original owners in the Carriage Hills neighborhood; this is where we have raised our two sons, become active in community affairs and held businesses. I am presently and have over the past 28 years worked and sold Real Estate in Escondido, many of them right in this development.

Who better to sell the virtues of this quiet, family tight-knit neighborhood; where You can watch families grow and not only know the people but their dog's name!

When the first short term rental at 2340 Lomica Place entered the neighborhood I am embarrassed to admit I was surprised but didn't take any action. But this second one at 1190 Dexter Place got my attention and now I want it to get yours! When I sell a home there is an expectation that a single family residence zoned R1 means just that! The fact that we are located right next to an Elementary School heightens my safety concerns.

Escondido homeowners and long term rental Residents recognize that numbers of hotel-like uses in our traditional neighborhoods do nothing to address the housing shortage that we are experiencing. Quiet the contrary, these short term uses no doubt can actually impede and detract from residential property values. STR's have a rightful demand in resort recreational areas – but not next to or near homes owned and occupied by residents whose lifestyle differ from vacationing tourists. Please weigh carefully the need to maintain our neighborhoods.

Dick and Kathy Daniels

2261 Ritter Place

Escondido, CA 9202

34- year Carriage Hills homeowner

Board or Commission for Public Comment Planning Commission

Email adams91@cox.net

Council Meeting Date 12-4-24

Item # 18

Subject Short-Term Rental Ordinance Adoption

Position In Opposition

First and Last Name Susan Adams-Sandstrom

Are you an Escondido Resident? Yes

Comments

Several SFR have been sold and purchased by Investors in my Escondido neighborhood (Carriage Hills) with the sole intention of operating STR's. Excessive interior & exterior improvements have been made to these properties (no doubt without any construction permits) with the full intention of maximizing occupants over 15-20 people (in a 3 or 4 bedroom home). The property owners as well as the management company are in essence, attempting to change the zoning of a single-family residential property to a small hotel (CG). Of course, they will deny this but the interior & exterior construction clearly reflects this occupancy. These owners should be required to submit a CUP if they intend to operate these properties as STR's in a single family residential neighborhood zone.

STR's disrupt traffic, have excessive vehicle street parking in neighborhoods close to schools and create an abundance of trash, not to mention unruly temporary occupants that are not in the least concerned with Escondido's laws, noise limits & hours. All of these issues are in addition to the fact of being <500' from an elementary school, which already impacts the neighborhood streets.

In summary, Escondido should NOT permit or encourage STR's in the City limits and the Escondido Police definitely does NOT have the staff nor budget to address the issues STR's create and will continue to impact the lawful residents & taxpayers in those neighborhoods. Thank you,

Susan Adams-Sandstrom

760-822-3907

adams91@cox.net

Board or Commission for Public Comment City Council

Email dklingel@aol.com

Council Meeting Date December 4, 2024

Item # 18

Subject Short Term Rental Pilot Program

Position In Opposition

First and Last Name K Dennis Klingelhofer

Are you an Escondido Resident? Yes

Comments

Mayor and members of the City Council:

This is to request that you ban short-term rentals within residential neighborhoods within the City of Escondido. The transient visitors staying in these Short-Term Rentals (STR's) have little interest in the City of Escondido, its economic viability, or in the welfare of our neighborhoods. They are literally here today and gone tomorrow—without engaging in the sort of activities that build and strengthen a community. Likewise, the owners of many of these properties look at them based upon their “return on investment” and have little concern over the neighborhood and the impact of these short-term rentals on adjacent families living in the neighborhood.

If you review the short-term rentals that are currently advertised on the AirBNB and VRBO websites, the proposed ordinance will allow up to 16+ guests in short-term rentals which are located in established neighborhoods of single-family homes where the separation between homes is as little as 20 feet. These STR's are rented out multiple times per month, creating parking issues, noise complaints, disturbing neighboring properties, and creating safety concerns for adjacent property owners.

The Community Survey presented at the June 5th City Council meeting found that “64.5% of the respondents said that they preferred primarily homeowners not renters living in my neighborhood”. If they had included a question asking residents if the City should allow short term rentals in residential neighborhoods, the percentage of residents saying no would have been much higher. In addition, almost half of the respondents to the City's Short Term Rental Survey said that they have had problems or issues with short term rentals in their neighborhoods.

The purchase of homes by outside investors for the express purpose of using them as Short-Term Rentals contributes to the housing shortage within the City as well as the high cost of housing. They also have a negative impact on property values for adjacent parcels. It would be much better to have these homes occupied by families who want to call Escondido home and contribute to our community.

For these reasons I would ask that City do the following:

1. Prohibit Short-Term Rentals within residential neighborhoods just as many of our neighboring cities

have done, including the Cities of San Marcos, Carlsbad, Del Mar, Oceanside and others.

Or if you believe that the little revenue that generated by the TOT tax that might be generated is so important at the expense of the current residents of the City that you at least amend the proposed ordinance to:

1. Limit the maximum number of guests in STR's to 8 guests in residential zones where the required minimum side yard setback is 10 feet or less, and
2. Prohibit the issuance of a Short-Term Rental Permit within 1 year of purchase of a parcel which will prohibit the purchase of existing residential housing by outside investors for the express purpose of creating STR's, while preserving the ability of existing homeowners to use their property as an STR upon the issuance of a STR permit by the City.

Board or Commission for Public Comment City Council

Email wrmurray1@gmail.com

Council Meeting Date 12/4/2024

Item # 18

Subject Short term rentals

Position In Favor

First and Last Name Wendy Morray

Are you an Escondido Resident? Yes

Comments

I think there should be limits on short term rentals but I'm not sure if this proposal is the best. I would require a minimum of one week for anyone to rent out their property. It might be best to require a month. I'm also against companies buying multiple houses for this purpose as they drive up the price of housing for everyone else. An individual renting property would be acceptable. One of the claims that it would hurt people in the military is bullshit. They are not out of the area on deployment for two or three days but for extended periods. That would allow them to rent out their houses while they're gone.

Board or Commission for Public Comment City Council

Email mdemler57@att.net

Council Meeting Date 12/04/24

Item # not sure #3???

Subject STR

Position In Opposition

First and Last Name Monica Demler

Are you an Escondido Resident? Yes

Comments

The only thing I would be open to is for a family run STR....where the family lives on the property (ie...in the house and the bottom section of home is rented)so that in case of noise or whatever issues, the owner is right there to take care of it.

Board or Commission for Public Comment City Council

Email jeff.adzima@gmail.com

Council Meeting Date 12/4/2024

Item # 18

Subject short term rentals

Position No Position

First and Last Name Jeffrey Adzima

Are you an Escondido Resident? Yes

Comments

I believe government should stay out of this. Too much government intervention already in our lives. There are already rules and laws in place to govern what's at issue/stake. Use those existing laws to handle these issues.