

AGENDA DESCRIPTION:

Consideration and possible action to initiate a code amendment regarding short-term rentals in the City (Planning Case No. ZON2016-00188)

RECOMMENDED COUNCIL ACTION:

- (1) Review the options to regulate short-term rentals in the City, including Staff's recommended option to prohibit short-term rentals in the City's single-family residential zoning districts; and,
- (2) If Staff's recommended option is deemed acceptable, initiate Code Amendment proceedings to prohibit short-term rentals in the City's single-family residential zoning districts.

FISCAL IMPACT: If short-term rentals are prohibited in the City's single-family residential zoning districts, in order to monitor hosting platforms on the Internet, funding is recommended to outsource this service in an amount ranging between \$4,500 and \$7,800 annually. A budget appropriation will be brought back to the Council with more information at a later date.

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Octavio Silva, Associate Planner *OS*

REVIEWED BY: Ara Mhrianian, AICP, Community Development Director *A*

APPROVED BY: Doug Willmore, City Manager *DW*

ATTACHED SUPPORTING DOCUMENTS:

- A. Public Comments (page A-1)
-

BACKGROUND AND DISCUSSION:

At the October 20, 2015 meeting, the City Council requested that Staff research the issue of short-term rentals in neighboring cities and provide options for regulating such uses in the City.

Hosting platforms found on the Internet, such as Airbnb, VRBO and Flipkey, have facilitated the popularity of renting single-family residences as vacation rentals on a short-term basis. While the City does not have a definition for short-term rentals, generally the industry considers a short-term rental to be any single-family residential unit rented for a period of less than 30 consecutive days. A recent survey of vacation rental websites, conducted by an outside source, found 101 listings and 80 unique

short-term rental properties within the City of Rancho Palos Verdes (not including vacation home exchanges).

Up until recently, the City received an occasional complaint regarding short-term rentals. However, over the past few months, the City’s Code Enforcement Division has received numerous complaints from residents regarding short-term rentals occurring in the City and adversely impacting a neighborhood’s character. Generally speaking, the complaints seem to be focused upon five known residences that are being used to host parties or large groups. The public concerns expressed include excessive noise, parking issues and trash accumulation. The City’s Development Code (Title 17) is currently silent as to express regulations or prohibitions relating to short-term rentals. However, the Development Code is structured as a “permissive zoning system” such that short-term rentals, as uses not specifically enumerated in the Development Code, are currently prohibited. That being said, the Development Code being silent regarding short-term rentals in the City’s residential districts introduces ambiguity and makes code enforcement more difficult by failing to provide clear direction to the City’s residents and property owners.

The City of Rancho Palos Verdes’ Development Code, like those of many cities, was not written to anticipate the advent of short-term rentals and their potential to cause negative impacts in the community. As a result, many cities have found themselves reevaluating their codes to address these issues more specifically. A recent survey of local cities found that regulation of short-term rentals varies among jurisdictions (see Table No. 1 below). Among the cities located on the Peninsula, Staff found that the City Rolling Hills adopted an ordinance to prohibit short-term rentals, while the City of Palos Verdes Estates is considering adopting an ordinance to prohibit short-term rentals. Lastly, Staff found that the City of Rolling Hills Estates currently does not have regulations surrounding short-term rentals, however, it is Staff’s understanding that short-term rentals are considered commercial activity and therefore prohibited in residential zones.

Table No. 1: Regulation of Short-Term Rentals

City	Prohibits Short-Term Rentals	Permits Short-Term Rentals by Right	Permits Short-Term Rentals Subject to Conditions	Other
City of Rolling Hills	Prohibited in Single-Family Residential Zones			
City of Palos Verdes Estates	Considering prohibiting short-term rentals in Commercial, Single family, and Multi-Family Zones			

City	Prohibits Short-Term Rentals	Permits Short-Term Rentals by Right	Permits Short-Term Rentals Subject to Conditions	Other
City of Rolling Hills Estates				No adopted ordinance or regulations
City of Manhattan Beach	Prohibited In Single-Family Residential Zones			
City of Hermosa Beach	Considering prohibiting short-term rentals in residential zones			
City of Redondo Beach				Focusing on enhanced public outreach and education
City of Malibu			Requires a Special Use Permit in Residential Zones	
City of Los Angeles		Requires Registration w/ the City		

While there is no clear consensus on the regulation of short-term rentals or a single approach to regulate such uses, the following three options that are commonly considered by cities regulating short-term rentals (as shown in Table No 2 below), as well as the pros and cons of each option, is available for the Council’s consideration:

Table No. 2: Pros and Cons of Regulating Short-Term Rentals

Options	Pros	Cons
Prohibit Short-Term Rentals	<ul style="list-style-type: none"> • Preservation of residential character of the neighborhood • Mitigating potential noise, traffic, and parking impacts to neighborhoods 	<ul style="list-style-type: none"> • Transit occupancy taxes cannot be collected • Challenges with monitoring hosting platforms • Challenges with enforcement • Encourages an underground economy
Permit Short-Term Rentals by Right	<ul style="list-style-type: none"> • Means of income for property owners • Increase revenue for the City through collection of TOT and business licenses 	<ul style="list-style-type: none"> • Threats to the residential character of the neighborhood • Potential noise, traffic and parking Impacts to surrounding neighbors • Potential decrease in property values

Options	Pros	Cons
	<ul style="list-style-type: none"> • Reduced housing stock (if continually used as short term rental) • Reduced code enforcement challenges 	
<p>Permit Short-Term Rentals Subject to Conditions (i.e. Conditional Use Permit or Special Use Permit)</p>	<ul style="list-style-type: none"> • Means of income for property owners • Increase revenue for the City through collection of TOT, business licenses and permits • The City's ability to regulate the operation and impose conditions. 	<ul style="list-style-type: none"> • If City's conditions are too strict or complex, operators may not comply • Challenges with enforcement of conditions • Encourages an underground economy

Of the three options listed above, Staff's recommended option is to prohibit short-term rentals in the City's single-family residential zoning districts. Staff's research found that programs enacted to permit and regulate short-term rentals in other cities are often cumbersome and tend to lack effective enforcement and monitoring. In addition, Staff found that some cities, such as Manhattan Beach, which initially sought to permit short-term rentals, reversed their decision after receiving complaints about such uses from the community. Prohibiting short-term rentals would preserve the residential character of the City's neighborhoods and would allow City Staff to take immediate enforcement action, once a violating property is found. It should be noted that this option may present some enforcement challenges, as short-term rental listings vary from day-to-day and can occur on multiple hosting platforms available on the Internet. Furthermore, to minimize Staff resources in monitoring hosting platforms, Staff would have to rely on complaint-based notifications of violating properties. Thus, in an effort to address such challenges, City Staff recently met with a private vendor (Host Compliance) that provides monitoring services of short-term rentals. The cost for such services varies between approximately \$4,500 and \$7,800 a year based on the desired services. The use of monitoring services by this vendor, which is the only vendor currently in this niche industry, may provide the City an opportunity to take a more pro-active enforcement approach in identifying violating properties and will minimize potential Staffing costs to enforce the prohibition of short-term rentals. If the Council is interested in utilizing services provided by this vendor, Staff will come back with a professional service agreement and budget appropriation.

Staff's recommended option would require the initiation of a Code Amendment to expressly prohibit short-term rentals in the City's single-family residential zoning districts. If initiated, the Code Amendment would be reviewed by the Planning Commission at a duly noticed public hearing and a recommendation forwarded to the City Council. More specifically, the City will have to prepare a Code Amendment that addresses the following:

- Codify a definition of short-term rentals.

- Expressly prohibit the use of short-term rentals in all single-family residential zoning districts

It should be noted that the prohibition of short-term rentals does not include the operation of “bed-and-breakfasts” which are a conditionally permitted use in the City’s single-family residential zoning districts and which provide more occupant oversight, since “bed-and-breakfast” uses are generally owner-occupied and operate under established conditions of approval. In addition, the prohibition of short-term rentals would not apply to vacation home exchange programs, as such programs typically do not involve the exchange of money between program participants and do not result in code enforcement complaints. Thus, the “short-term rental” definition that the Planning Commission will be asked to consider will exclude home exchange programs. Additionally, the use of short-term rentals is currently permitted at the Terranea Resort (Commercial-Recreational Zoning District) for the bungalows, casitas, and villas units owned by private entities when not occupied by the owner. For these units that are rented out as a short-term rental, the resort controls the key access and collects the transient occupancy tax that is paid to the City. Staff’s proposed prohibition on short-term rentals in single family residential zoning districts would not apply to the Terranea Resort.

CONCLUSION:

Cities have options available to regulate short-term rentals, each of which presents some positive and negative aspects of regulating such uses. Due to the code enforcement complaints and concerns that prompted this item to be brought before the City Council, Staff is recommending the prohibition of short-term rentals.

ALTERNATIVES:

In addition to the Staff recommendations, the following alternative actions are available for the City Council’s consideration:

1. Identify additional options for Staff to research for Council consideration at a future meeting;
2. Affirm that the City’s Zoning Code, operating as a “permissive zoning system,” currently prohibits short-term rentals because such uses are not specifically enumerated in the Zoning Code, and direct Staff not to proceed with amending the Code; or,
3. Direct Staff to take no action at this time.

Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:31 PM
To: Octavio Silva
Subject: FW: Air bnb on Sunnyside Ridge Road

From: Chrissy K Meisterheim [mailto:ckmeisterheim@gmail.com]
Sent: Wednesday, February 10, 2016 4:13 PM
To: Julie Peterson <JulieP@rpvca.gov>
Subject: Air bnb on Sunnyside Ridge Road

Dear Ms. Julie Peterson

We have been informed that the owners of the property at 2553 Sunnyside Ridge Road use this single-family residential building for short-term rental, advertise and make the property available, in regular daily basis and without special use license, for wedding receptions, baby showers, birthdays and other entertainment purposes. Such unpermitted use adversely impacts the surrounding properties, substantially increases noise, impedes pedestrian access, degrades vehicular circulation and equally important inflicts a negative bearing on the character of the community and the street.

We believe using the property in the single-family residential (RS) district as rental event venue without special use license violates the zoning ordinance, municipal code section 17.02.020, Uses and development permitted (Ord. No. 529, § 17, 11-15-11; Ord. No. 535, § 3, 4-17-12). We hereby request the city of RPV code enforcement to follow-up in this matter and use appropriate enforcing mechanism to a) prevent owners to continue using this property in such manner, or b) require special use license with detailed plan as well as imposing appropriate and reasonable conditions and restrictions to stop all disturbances from this property and to maintain the quite and friendly character of the Sunnyside Ridge Road community.

We appreciate if you keep us informed on any development in this matter. Please feel free to contact me for additional details if needed.

For reference, advertisement for this property can be found here: https://www.airbnb.com/rooms/9493841?s=SPw4T5_G

Sincerely,

Chrissy Meisterheim,
President, Sunnyside Community Association
[\(310\) 991-5926](tel:3109915926)

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Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:31 PM
To: Octavio Silva
Subject: FW: Sunnyside Ridge Air bnb situation
Attachments: image1.jpeg; ATT00001.txt

-----Original Message-----

From: Michelle Smith [mailto:smsmith831@gmail.com]
Sent: Sunday, March 13, 2016 8:36 PM
To: Julie Peterson <JulieP@rpvca.gov>
Subject: Sunnyside Ridge Air bnb situation

Hi Julie,

I am the neighbor of the house that keeps renting their house out for parties on Air bnb. It's just plain odd how people can subject their once neighbors to this strange situation where complete strangers come into our street... Line it with many cars causing congestion and then proceed to have complete strangers party all evening into the late hours. My only recourse is to wait until the evening hours to call in a noise violation to the police. That doesn't stop all the traffic coming and going and parking on both sides of street and in front of my house. It's just extremely inconsiderate ...

I never see the neighbors, the Meyers, as I am a busy professional that travels for work often during the week. Would be nice to have my peace and quiet back...on weekends. But if I have no ordinance to back me up, I suspect the Meyers will continue to profit at my expense. I am really surprised at their selfishness. Here is an article from Daily Breeze I believe that shows neighboring cities are cracking down on these short term rentals..Aka one night only party situations.

Hoping that my city will help put a stop to people profiting at other's expense. Thanks, Michelle Smith

... right before finding out that it

Redondo Beach Short-term rental crack down

by Megan Barnes

Redondo Beach will soon crack down on property owners who illegally rent out their homes on Airbnb and other popular vacation rental websites.

The City Council on Tuesday voted unanimously to keep short-term rentals outlawed and step up code enforcement rather than tax and regulate the growing industry, which has generated complaints from neighbors who say they now live next to nonstop party houses.

While neighboring cities such as Manhattan Beach and even tiny Rolling Hills have passed ordinances explicitly banning home rentals under 30 days, Community Development Director Aaron Jones said they already

see COUNCIL / 23

... those who haven't
inside the free aquarium at
Manhattan Beach pier, that
it bears. As much as it e
tains, it inspires.

And yet, Skechers C
Beach resident M
along with his assi
Oceanography and
(OTS) Board Presi
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Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:32 PM
To: Octavio Silva
Subject: FW: Inquire about possible zoning code vilolation at 3664 Hightide Dr. RPV

From: Ara Mihanian
Sent: Tuesday, March 15, 2016 10:38 PM
To: Julie Peterson <JulieP@rpvca.gov>
Subject: Fwd: Inquire about possible zoning code vilolation at 3664 Hightide Dr. RPV

Hi Julie.
Can you please provide a response to the email sender

Thanks!
Ara

Sent from my iPhone

Begin forwarded message:

From: <jnbertolina@cox.net>
Date: March 15, 2016 at 9:31:39 PM PDT
To: <planning@rpv.com>
Subject: **Inquire about possible zoning code vilolation at 3664 Hightide Dr. RPV**

We live across the street from the house on 3664 Hightide Dr, which was sold last May and we had not observed anyone living there. There is a work crew building a swimming pool. In the last few weeks, we have seen a number of different cars parked in the driveway and on the street usually for one or two nights. It has occurred to us that it might be operating as a daily rental and we searched the Air BnB. This appears to be the listing:
<https://www.airbnb.com/rooms/9382619?checkin=04%2F01%2F2016&checkout=04%2F08%2F2016&s=Pw1UsROa#host-profile>

Needless to say we are very concerned about this situation. We would like to know if this is a violation of the city code as this is a residential single family area.

Thank you for prompt attention and we await your response.

James and Nelly Bertolina
3713 Hightide Dr
RPV, Ca 90275
Home: (310) 265-0446

Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:33 PM
To: Octavio Silva
Subject: FW: RPV Nuisance Property - 7242 Avenida Altisima (operating a bed and breakfast out of a residence)

From: Ara Mihranian
Sent: Monday, March 21, 2016 12:25 PM
To: Nicole Jules <NicoleJ@rpvca.gov>
Cc: Julie Peterson <JulieP@rpvca.gov>
Subject: RE: RPV Nuisance Property - 7242 Avenida Altisima (operating a bed and breakfast out of a residence)

Thanks Nicole.
We are monitoring this situation here in RPV.

Ara Michael Mihranian
Deputy Director of Community Development



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE SWITCH MY EMAIL FROM ARAM@RPV.COM TO ARAM@RPVCA.GOV.



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Nicole Jules
Sent: Monday, March 21, 2016 9:01 AM

To: Planning <Planning@rpvca.gov>

Cc: Ara Mihranian <AraM@rpvca.gov>

Subject: FW: RPV Nuisance Property - 7242 Avenida Altisima (operating a bed and breakfast out of a residence)

FYI

Nicole

Department of Public Works

310-544-5275

From: Tracy Burns [mailto:akamomma@gmail.com]

Sent: Monday, March 21, 2016 7:21 AM

To: Nicole Jules <NicoleJ@rpvca.gov>

Subject: Re: RPV Nuisance Property - 7242 Avenida Altisima (operating a bed and breakfast out of a residence)

Hi Nicole,

The issue of SHORT TERM Rental properties has come up on the neighborhood website/app "Nextdoor". Seems some property managers and short term rental property owners wanted to drum up support to show the City of PVE for another meeting regarding this issue. When I shared my actual experiences living next to one of these properties, it got heated. I would like to note that I did not give out my address or my neighbors address. SHE joined in the conversation and did it herself, along with her actual AirBnB ad and a long story about her financial needs. If PVE is dealing with this, I'm sure RPV will have to do the same or is already dealing with it. Can you please advise who I should speak with in Code Enforcement and confirm the current laws?

https://countryclubpalosverdes.nextdoor.com/news_feed/?post=22788139

Sincerely,
Tracy Burns

On Mon, Feb 3, 2014 at 5:26 PM, Nicole Jules <NicoleJ@rpv.com> wrote:

Hi Tracy & Ben,

Thank you for your email. I have forwarded your email to our Code Enforcement Officers who will follow-up on this issue as appropriate.

If you have additional questions or concerns, please don't hesitate contacting the City.

Nicole Jules, Senior Engineer

 City of Rancho Palos Verdes
Department of Public Works

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
nicolej@rpv.com

(310) 544-5275 – (310) 544-5292 f

From: Tracy Burns [<mailto:akamomma@gmail.com>]

Sent: Saturday, February 01, 2014 5:38 PM

To: Nicole Jules

Subject: RPV Nuisance Property - 7242 Avenida Altisima (operating a bed and breakfast out of a residence)

City of RPV,

I would like to register a formal complaint about a property owner operating a hotel (DAILY rooms for rent) and an event space out of her home in a residential neighborhood. Since the middle part of 2013 we have noticed a severe increase in traffic, parking problems and late night parties with loud music. Deputies have shown up to the address a couple of times within the last year because of the late night parties with loud music (we did not call, it was other neighbors). Due to all the late night parties, parking problems and unsavory characters constantly coming and going, we conducted some research and found the advertisement for her bed and breakfast. The listing indicates she has been operating since July 2013. The ad states her home is "great for parties" and that she will stay on site in most cases. Both of these assertions are confirmed in the reviews by her paying guests and many complimented her on being a wonderful hostess with some mentioning being served a continental style breakfast. Please review the ad and the reviews written by her numerous paying guests including the DAILY ROOM RATES provided in the link below:

Property information and room rates:

<https://www.airbnb.com/rooms/1055562>

Maura's bio and reviews from paying guests:

<https://www.airbnb.com/users/show/5813489>

Nuisance Property:
Maura Mizuguchi - Owner

7242 Avenida Altisima

Rancho Palos Verdes, CA

90275

Excerpt taken from ad on airbnb:

"If you plan to just rent room(s), you will be sharing the home with the family. You will have full access to the kitchen, dining, deck, pool area, laundry facilities.

Please note the pricing on this site is for the guest room...however, if you are interested in more rooms the pricing is as follows: (note that the pricing is for each room and each room can sleep 2 people)

Master bedroom with a King bed (private bath) available for \$175 per night.

Children room with two twin beds (private bath) available at an additional \$75 per night.

Guest room with a queen bed (shared bath) at \$125 per night.

Extra guest room or playroom with a day bed that turns into two twins or a double bed (shared bath) at \$100 per night.

Extra persons in any of the rooms are \$35 per night.

When requesting a rental please state what rooms you are interested in. Also indicate if you are a couple or singles and ages of children so that we can put you in the correct rooms.

If you rent for just one night instead of two or if you rent the entire house, there will be a cleaning fee.

Housekeeper available to run errands, grocery shop, prepare simple meals, tidy up at \$20 per hour + cost of purchased items."

I do not know what your policy is on processing nuisance properties complaints, but for the sake of neighbor relations I'd prefer to remain anonymous.

Sincerely,

Tracy Burns

7241 Avenida Altisima
RPV, CA 90275
310-408-6920 (cell)

--
Tracy

Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:34 PM
To: Octavio Silva
Subject: FW: 7242 Avenida Altisima - Nuisance Property/ Event Space Rental / Hotel (one night minimum stay)

From: Tracy Burns [mailto:akamomma@gmail.com]
Sent: Monday, March 28, 2016 2:24 PM
To: Julie Peterson <JulieP@rpvca.gov>
Subject: 7242 Avenida Altisima - Nuisance Property/ Event Space Rental / Hotel (one night minimum stay)

The owner, Maura Mizuguchi, identified herself and posted this AirBnB ad on the community messageboard on NextDoor in regards to Short Term Rentals.

It should be noted that if you Google "Palos Verdes Party House" the ad Maura posted pops at the top of the results. Also, within the ad she posted there are direct quotes and photos indicating the use of the property. Ex. "This is a great place for a party"; "I may or may not be available on site due to my work schedule and travel schedule"; "One night minimum"; "Accommodating guests for a pool party" - photo caption showing a large group of party goers next to her pool.

----- Forwarded message -----
From: Tracy Burns <akamomma@gmail.com>
Date: Wed, Mar 23, 2016 at 1:44 AM
Subject: Maura - AirBnB Ad
To: Tracy Burns <akamomma@gmail.com>

<https://www.airbnb.com/rooms/1055562?s=6zmQo5N8>

Feng Shui Beach House - Ocean Views

[United States](#)[California](#)[Rancho Palos Verdes](#)
[Rancho Palos Verdes, CA, United States](#)
(111)

[Mm](#)
Private room
8 Guests
5 Beds
Request to Book Instant Book

One-time fee charged by host to cover the cost of cleaning their space

This helps us run our platform and offer services like 24/7 support on your trip.

This helps us run our platform and offer services like 24/7 support on your trip. It includes VAT.

[× Close](#) Request to Book

\$130

Per Night

Check in[]

Check out[]

Guests

[1 ▼]

Request to Book

[] Saved to Wish List Save to Wish List

962 travelers saved this place

Share:

[Email](#) [Email Messenger](#) [Messenger](#) ... More

[Report this listing](#)

You have reported this listing. [Undo?](#)

About this listing

Wake up to panoramic ocean views of the Pacific!

Contact Host



Entry to the home!

The Space

Accommodates: 8

Bathrooms: 3.5

Bedrooms: 1

Beds: 5

Check In: 2:00 PM

Check Out: 12:00 PM (noon)

Property type: House

Room type: **Private room**

House Rules

Amenities

Kitchen
Internet
TV
Shampoo

+ More

Kitchen
Internet
TV

Essentials

Shampoo
Heating

Air Conditioning

Washer
Dryer
Free Parking on Premises
Wireless Internet
Cable TV

Breakfast

Pets Allowed

Family/Kid Friendly
Suitable for Events

Smoking Allowed

Wheelchair Accessible

Elevator in Building

Indoor Fireplace

Buzzer/Wireless Intercom

Doorman

Pool

Hot Tub

Gym

24-Hour Check-in

Hangers

Iron

Hair Dryer

Laptop-Friendly Workspace

Prices

Extra people: **No Charge**

Security Deposit: **\$1000**

Weekly discount: **9%**

Monthly discount: 51%

Cancellation: **Strict**

Description

The Space

Please read the description in its entirety and state what room(s) you are interested in. The pricing calculated on this site is for the guest room only (occupancy 2). That price is \$130 per night. If you want more rooms or a different room, each room is priced differently.

Welcome to beautiful Palos Verdes, the only area in LA with true shoreline sea cliffs. The house is featured in Ms. Sugita's website as the "Beach House" and incorporates modern Feng Shui principles.

Be our guest or stay on your own at our 4 bedroom, 3.5 bath recently remodeled home overlooking the Pacific Ocean. The house is on a private road. There is a museum feel and gives a sense that you are on the edge of the world.

The house has unobstructed panoramic views of the Pacific Ocean and is peaceful and tranquil. There is a swimming pool and ultimate privacy!

This is not for the bargain hunter, but for those who are looking for upscale accommodations. Competitively, these accommodations are a fraction of the cost to the local hotel rooms that average \$450 per night (double occupancy) at the Terranea resort.

Cable TV, internet available. There is no air-conditioning.

If you plan to just rent room(s), you will be sharing the home with the family. You will have full access to the kitchen, dining, deck, pool area, laundry facilities.

Please note the pricing on this site is for the guest room...however, if you are interested in more rooms the pricing is as follows: (note that the pricing is for each room and each room can sleep 2 people)

Master bedroom with a King bed (private bath) available for \$180 per night. This room has private access to the pool and private access to the front deck of of the home. There is a pull-out double bed couch in the master bedroom should you want to house 4 people in the room for an additional \$70 charge.

Children room with two twin beds (private bath) available at an additional \$80 per night. This room has private access to the pool.

Guest room with a queen bed (shared bath) at \$130 per night.

Extra guest room with a queen bed (shared bath) at \$105 per night.

Extra persons in any of the rooms are \$35 per night.

When requesting a rental please state what rooms you are interested in. Also indicate if you are a couple or singles and ages of children so that we can put you in the correct rooms.

If you rent for just one night instead of two or if you rent the entire house, there will be a cleaning fee.

Housekeeper available to run errands, grocery shop, prepare simple meals, tidy up at \$20 per hour + cost of purchased items.

There is an iPhone connection for music in the main living area that hooks to outdoor speakers on the front deck and back pool area.

Layout and Design:

The house is a ranch style with a total of four bedrooms. Two bedrooms, each with a private bath, are at the south side of the house (master room and child's bunk room) are accessible to the pool area. Two bedrooms that share a bathroom are at the north side of the house. In the middle of the house is a large open floor plan where the dining area and living area is one large room. There is a powder room and access to the front deck and backyard pool area. The kitchen connects to the dining room. An office that is closed off from most of the house is also in the center of the house. The house is very contemporary yet very warm with lots of wood.

As guests of the home, you will have full access to the entire place - kitchen, living area, outdoor space, swimming pool.

Guest Access

All condiments, spices, oils are available for the guests! Please help yourself!

Interaction with Guests

I may or may not be available on site due to my work and travel schedule. Housekeeper is available to assist in questions and I am very responsive to texts/emails.

The Neighborhood

The house is on a private street and is very private. Yet the house is close to shops and grocery stores.

Getting Around

It is best to have a car and there is plenty of parking. Uber is readily available if you prefer not to have a car.

Other Things to Note

If you rent just rooms, you will share the house with the family.

The house is on a private street and noise and capacity restrictions apply. All guests must be registered with the host.

There are security cameras and remote security settings.

[+ More](#)

House Rules

Please remove decorative pillows from the bed before sleeping. Do not use the pillows to sleep on. The material is very expensive.

No smoking, no pets. Owners are extremely allergic to cats and dogs.

Wet suits only in tiled areas (bathrooms, laundry room). The house is floored in premium maple and the wood will buckle / rot if any dampness remains on the surface.

No high heels on the wood floor - you will leave knicks and indentations on the wood's surface that will be costly to repair.

Non-smoking house - a fee for odor removal will be charged for non-compliance.

The pool is not heated during the winter. The heating element for jacuzzi is not working properly.

This is a great place for a party. However, the house is on a private street. Please note that everything must be put back in its original place. Fees for clean up and re-positioning of goods and furniture will be assessed if the items are not put back in its original places.

[+ More](#)

Safety Features

Smoke Detector

Carbon Monoxide Detector

Availability

1 night minimum stay

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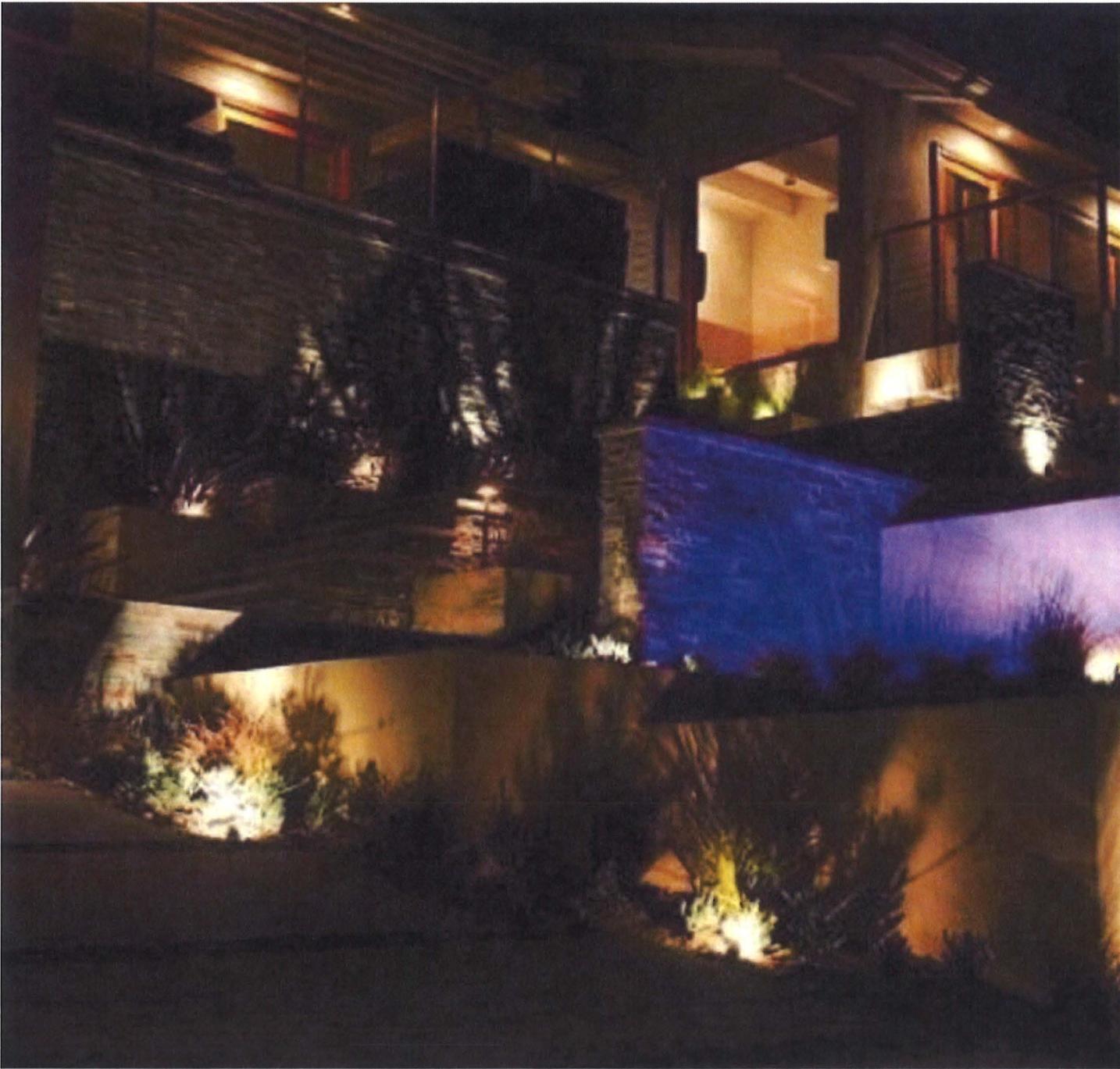


Sunset views and a view of Catalina island (on left).











[See all 28 photos](#)

111 Reviews

0

Search reviews

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Highlights

View (59)Host (40)Pool (29)Recommend (28)Clean (26)Comfortable (21)Bedroom (20)Area (14)Spacious (12)Location (11)Check in (8)Kitchen (8)Neighborhood (7)Bathroom (6)Arrival (6)

Octavio Silva

From: Julie Peterson
Sent: Wednesday, May 04, 2016 2:35 PM
To: Octavio Silva
Subject: FW: Short Term Rentals on PVP Peninsula

-----Original Message-----

From: shari graner [mailto:sharigraner@aol.com]
Sent: Thursday, April 28, 2016 9:00 AM
To: Ara Mihranian <AraM@rpvca.gov>
Cc: Octavio Silva <OctavioS@rpvca.gov>; Julie Peterson <JulieP@rpvca.gov>; Gabriella Yap <gyap@rpvca.gov>
Subject: Short Term Rentals on PVP Peninsula

> Good Morning to RPV City Officials :-

>

> I am sure you've seen the April 21st Daily Breeze and PVPeninsula News articles reporting that PVE has joined RH and RHE in developing protocol for short-term and home-stay rentals (Airbnb, vrbo, homestay, etc.). As we know, RPV will be the last city on the bandwagon. I know this is on the slate for your May 17th meeting. These newspaper articles state:

>

> PVE: to city council for approval, a ban on all short-term rentals which includes any space rented for fewer than 30 days. It will be a combined effort between neighborhoods and the city in providing information and monitoring.

>

> RHE: relies on existing municipal code banning commercial uses in residential areas to prevent short-term rentals.

>

> RH: prohibits any home rented for fewer than 30 days.

>

> RPV: nothing yet!

> You may recall my previous email mentioning that my street, Sunnyside Ridge Road, has a real problem with short-term rentals. The home at 2553 is rented (\$500/night) on Airbnb through August and beyond. We endure parties, parking problems, poolside nudity, strangers in our neighborhood. It has come to my attention that porn film producers avail themselves of Airbnb rentals for filming.

> There are two other nearby neighborhood homes here that are short-term rentals - both in view from my home in the canyon behind me. Those homes have PVDE addresses - the Zack home (vrbo.com, \$675.00 / night) and another that the Sheriff's Department has researched enough to know it is rented out over the internet. There are no quiet weekends here in summertime.

> The short-term rental owners stay in other, cheaper (\$85.00/night) Airbnb rentals while their homes are being rented out. They also stay with family members or friends. The one home (with which the Sheriff is familiar) on PVDE may have no inhabitants.

> Allow me to share below the contact information with you for our Sunnyside Ridge Road Homeowners Association Board of Directors for your further communications. I would very much appreciate being copied on any correspondence. Thank you.

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> Dr. David Barrett: dr_barrett@yahoo.com Darin Beffa: darin@beffa.us
> Clarinda Kotowski: ckotowski@sbcglobal.net Grace Kallish:
> gkallish@gmail.com Barzia Tehrani: barzia.j.tehrani@gmail.com
>
> And Ara - Did you enjoy our trip to Japan? I've always wanted to go :) I assume you were not affected by their
earthquake? Welcome back.

> Thank you all for your time and consideration.
>
> Shari Graner
> 2507 Sunnyside Ridge Rd., RPV
> sharigraner@aol.com
>
>
> Sent from my iPad