

September 20, 2018 Community Meeting on Short Term Rentals

64 attendees, including 3 City Councilmembers and 5 City Staff

Of the 61 people who signed-in:

- 56 self-identified as Culver City residents, and 5 were not Culver City residents.
- 29 self-identified as STR hosts, 29 were not STR hosts, and 3 did not answer the question.

How people heard about the meeting:

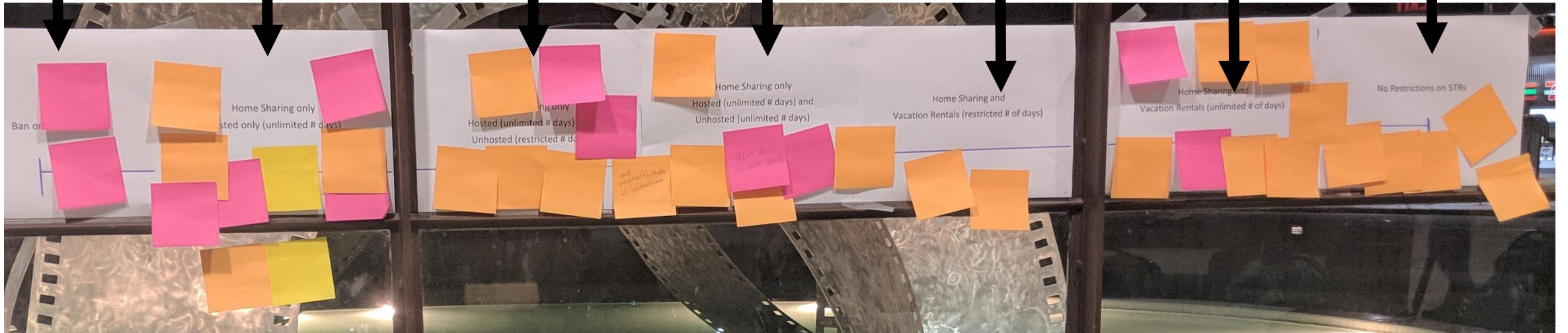
- 21 Culver City email blast
- 10 Word of mouth, a friend, or neighbor
- 5 Nextdoor
- 3 Airbnb
- 3 Facebook
- 3 Culver City website
- 1 Culver City Newspaper
- 1 Previous City Council meeting



Preference Setting: Spectrum of STR Restrictions

Most restrictive ←————→ Most permissive

Ban only Primary Res. Only, Hosted Only (unlimited) Primary Res. Only, Hosted (unlimited) Unhosted (restricted) Primary Res. Only, Hosted (unlimited) Unhosted (unlimited) Primary Res., Secondary Res. (restricted) Primary Res., Secondary Res. (unlimited) No restrictions on STRs



 Resident (Non-host)

 Hotel

 STR Hosts

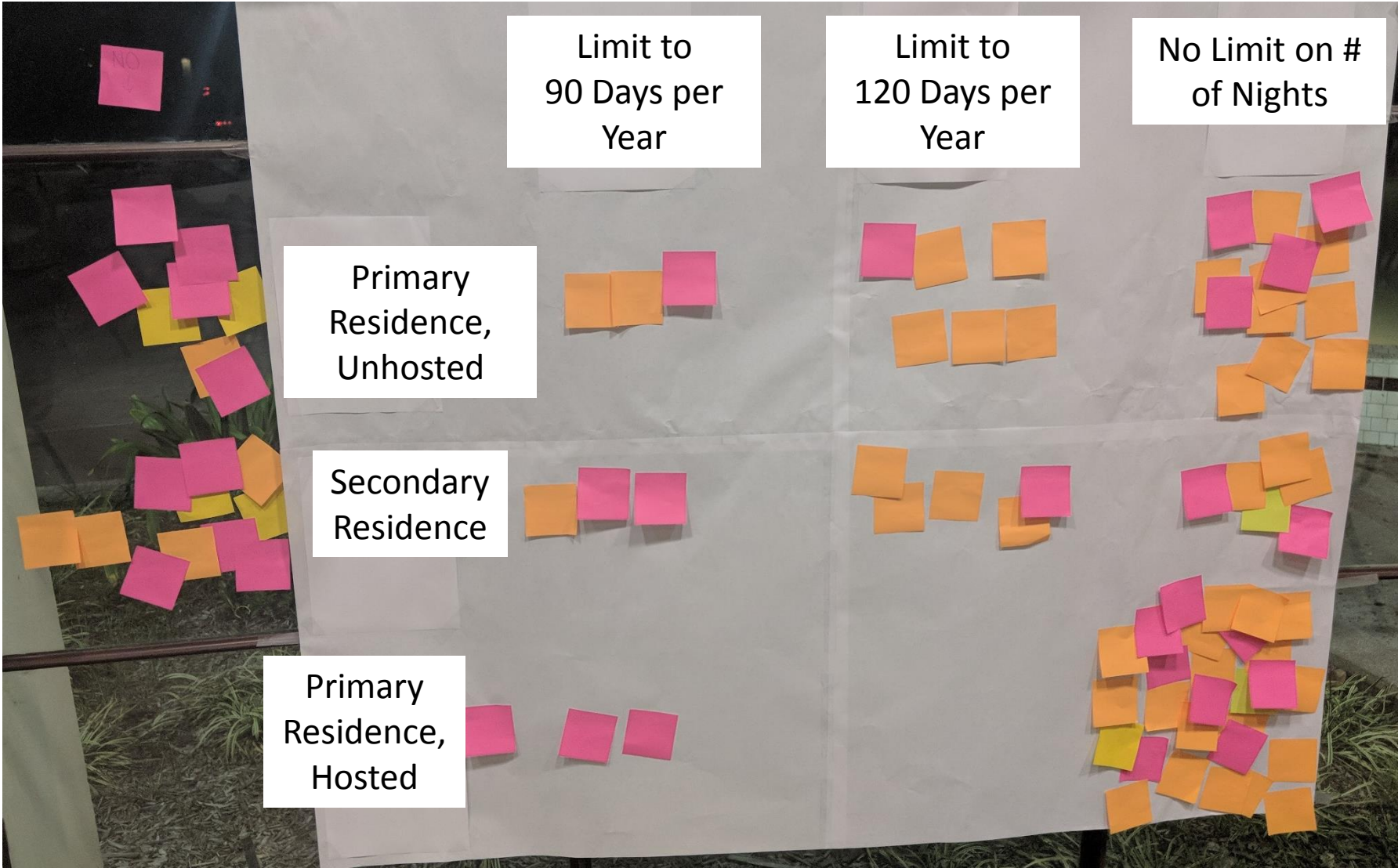
Preference Setting: Restriction on Number of Nights

Most restrictive



Most permissive

Ban STRs
(added by
meeting
participants)



- Resident (Non-host)
- Hotel
- STR Hosts

Discussion Topic #1: Impact of STRs

“Traffic”

“Noise”

“Strangers”

“Parking”

“Safety”

“Smoking”

“Unresponsive hosts”

“Changes character of R1 Neighborhood”

“Tourism”

“Only positive experiences with STRs”

“Great experience for hosts”

“\$ Into Community”

“Taxes”

How to Prevent Negatives

“Hosting should be ‘hands-on’.”

“Only allowing hosted rentals.”

“No remote entities or middle managers.”

“Hosts should enforce rules.”

Discussion Topic #2: Host Responsibilities...

...to Guests:

“clean, reliable, safety, as advertised, house rules, locks and security, lighting, safety information, fire and CO alarms, respect for neighbors, communication, provide local rules about parking”

...to Neighbors:

“maintain safety, respect, communication, quiet, parking, let them know you are a host, noise limits, respond quickly to nuisances, lines of communication, screen guests, educate guests, be available to monitor guests’ stay, transparency”

...to Public:

“transparency, maintain property, non-discriminatory, maintain safety and security and same quality of life as before STRs, encourage use of public transportation, be an ambassador to Culver City”

...to City:

“have a business license, pay business tax, pay taxes, adhere to regulations”

Discussion Topic #3: Effect of STRs on Affordable Housing

“Absentee landlords are the only type with an effect on long term housing.”

“Home prices are affecting more than STRs.”

“No such thing as affordable housing.”

“Stock of STRs is small, so little impact.”

“Rents have gone up 33% due to STRs.”

“STR allows people to stay in homes.”

“Prohibit evictions for the purpose of STR.”

“STRs take houses off the market.”

“Hosted STRs can actually help provide affordable housing by providing income.”

“Limit the number of days to prevent loss of long term housing.”