

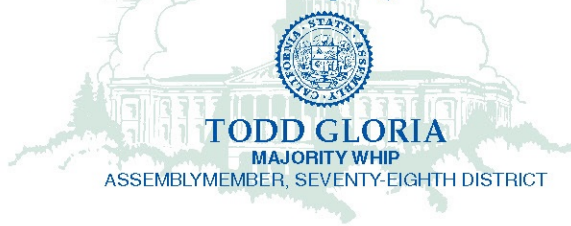
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**TODD GLORIA**  
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ASSEMBLYMEMBER, SEVENTY-EIGHTH DISTRICT

COMMITTEES  
BUSINESS AND PROFESSIONS  
HOUSING AND COMMUNITY DEVELOPMENT  
VETERANS AFFAIRS  
WATER, PARKS, AND WILDLIFE

May 25, 2019

Dear Members of the Peninsula Community Planning Board,

In light of the recent vote on AB 1731, which would place limits on short term vacation rental (STVR) platforms in San Diego County coastal areas, I wanted to write to share more about my position on this bill.

Prior to the vote, my staff and I met with members of the affected communities representing a broad spectrum of viewpoints on the regulations included in AB 1731. I also took into account the input from hundreds of my constituents who called, emailed and sent messages via social media. While I received comments on both sides of the debate, one thing was very clear – my constituents want meaningful STVR regulations, and they want them to be enforced.

After careful consideration, I voted in opposition to this bill for several reasons. First the matter of regulating short term vacation rentals is one that should be determined at the local level. Instead of a blanket, one-size-fits-all solution from Sacramento with no provision for enforcement, cities should craft their own regulations that take into consideration the various needs of their individual communities. Cities throughout California have enacted meaningful ordinances to regulate short term rentals, as is appropriate. There is no reason why the cities in the 78th Assembly District cannot do so as well.

I believe AB 1731 will result in “platform shopping” to get around the 30 day limit. This is particularly likely since the bill lacks an enforcement mechanism. There are dozens of platforms that can be used to list vacation rentals, and nothing in this legislation prevents people from listing their rental from one platform to the next while still remaining compliant under the law. However, even if someone lists a vacation rental beyond 30 days, the bill provides no remedy. Residents will continue to be left helpless, and our housing stock will be negatively affected.

The complaint I hear most frequently about STVRs – neighborhood impacts like noise, parking, and other discourteous behavior – remain unaddressed. The bill provides no additional resources to law enforcement or code enforcement officers to curb these problems.

Finally, AB 1731 does not treat neighborhoods equitably. Some would be regulated, and some would not. I believe all communities need regulation, not just those in certain coastal areas.

The need for oversight of short term rentals is clear, and I have previously made public my suggestions for the elements that I believe should be included in a local ordinance. Meaningful regulations should be enacted at the local level without delay.

I have tremendous respect for the bill's author, Assemblymember Tasha Boerner Horvath. She has rightfully identified a problem facing many communities in the San Diego region, and for that she is to be commended. AB 1731 now heads to the State Senate and I will continue to closely monitor it as it goes through the legislative process. It is likely that there will be additional amendments and I may have another opportunity to vote on it this fall.

I always appreciate your input, and hope you will continue to keep me apprised of your thoughts on this issue.

Sincerely,



TODD GLORIA  
Assemblymember, 78th District