

Attachment C

Correspondence

From: [Craig Batley](#)
To: [Jurjis, Seimone](#)
Cc: [Will O'Neill](#)
Subject: STL Code Update Unintended Consequences
Date: Monday, February 3, 2020 8:32:04 PM
Attachments: [image005.png](#)
[image011.png](#)

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Seimone,

Succinct presentation today at Diane's town hall. As discussed, please send me (and Will) the draft version of the STL ordinance amendment.

A couple of comments:

1. **Overnight occupancy** displayed on a sign attached to the property is problematic. First, the city website lists all the permitted occupancies currently allowed on a STL permit. If a neighbor is interested in knowing an allowed occupancy of a certain STL property, they can check the city website. A gathering of family and friends on a patio is not indicative of a violation of overnight occupancy. How does one determine over occupancy? Who is going to perform a bed count? This proposal results in unnecessary consequences, such as, lots of calls to the city complaining about over occupancy when no such violation has occurred nor can be verified.
2. **Revocation** with two infractions: All infractions are not equal. For instance, if a property is cited for "too much garbage" on Memorial Day Weekend AND a few weeks later cited again on July 4th for too much garbage, does these infractions arise to a level of revocation. Have you ever seen the amount of garbage for pickup on a 4th of July weekend? Year around tenants who have parties have an abundance of garbage (the main violators) and they are not punished. This automatic revocation needs a bit of work.
3. **STL Permit CAP** of 1600. There are owners who have had a STL permit for years and now rent yearly. IF a few years hence forth these owners want to renew their permit AND the CAP is in play they now cannot renew their permit. I suggest making an exception for these previous permit holders to reinstate, subject to them being in good standing.
4. **Answering Service**. Do all operators have to use the city service OR can they subscribe to their own 24-hour service?
5. **Minimum Stay Restriction** is another example that is difficult to police. However, IF such a rule existed it should be inline with the marketplace. Most vacationers do not stay for a full week anymore. The demand is by far for shorter stays less than a week. The main argument is we don't want party groups (BW rents almost entirely to families which by far are the demographic overwhelmingly booked into STL accommodations). We won't rent to graduation parties, fraternity parties, etc. The idea is to avoid weekend-2-night stays. A 3-night minimum does that.

I will review the draft when received. My observations are based on years of managing STL properties. By default, BW & Company has 50 years of experience (20 for me) and as the ad says, "we know a thing or two about STL. No sense in passing an ordinance that creates more staff time and possible cheating.

Thank you for listening.

Craig



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From: Jurjis, Seimone <sjurjis@newportbeachca.gov>

Sent: Friday, January 31, 2020 3:43 PM

To: Craig Batley <cbatley@burrwhite.com>

Subject: RE: STL Code Update

It will not be available until its made public, which will be Feb 7
Besides we are still writing it.

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From: Craig Batley <cbatley@burrwhite.com>

Sent: Friday, January 31, 2020 2:53 PM