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PROPOSAL

Establishment of a Short Term Rental Program in the City of Santa Ana

Modify Sec. 41-232.5. - Uses subject to a conditional use permit in the R1 district.
Add item letter "L" as a conditional use permit in R1 41-232.5
(I) short term rental

City would allow for a finite number of permitted short term rentals in the city

Evaluate the License Fee and adjust as needed

Consider applying occupancy tax to Short Term Rentals

Consider Anaheim's City Code as an example
<https://www.anaheim.net/574/Short-Term-Rental-Program>

BACKGROUND

We purchased our home in 2014 when I was called to serve St. Peter Lutheran Church in the Willard Neighborhood of Santa Ana

October 2015 article in OC Register reporting no city-wide moratorium

Began operating a Short Term Rental in 2017 when I was called to another church which provided housing, have a business license

Do not own any other property, currently living in church housing in Upland, California

Contract labor with Santa Ana residents for: housekeeping, landscaping/gardening, plumbing with relationships for about eight years.

We are on site on average once per week to assist with cleaning and regular maintenance

During Covid-19 quarantine in summer 2020 I painted the exterior of house, and most of the interior, New landscaping around all of house, new fences co-purchased with neighbors

Home values very strong among immediate neighbors

Majority of guests are families in town for tourism, supporting college students, or families of local residents