



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: June 23, 2022

PLANNER: Karla Morales, Community Development Technician

SUBJECT: **Short Term Apartment Rental (STAR) 22-045 – Bennett STAR**, a request to establish a short-term apartment rental within an existing three-unit multi-family building. The proposal would convert Unit A and Unit B into short-term rentals for overnight accommodations less than 30 days. Unit C would be occupied by a full-time, on-site property manager.

LOCATION: 209 Avenida Rosa

ZONING: Residential Medium Zoning District and Coastal Zone Overlay District (RM-CZ)

PROJECT SUMMARY:

- **Site Information:** The site is a 3,911 square-foot lot with a 1,478 square-foot multi-family structure built in 1974. The site is located within the Residential Medium (RM) zoning district and the Coastal Zone Overlay (CZ), outside of the permitted zone for Short-Term Lodging Units (STLU). The site is developed with a two-story, three-unit apartment building. The property includes a carport with four stalls. Two stalls are allocated to Unit A. One stall is allocated to Unit B. One stall is allocated to Unit C. **Figure 1** illustrates the existing site conditions. The neighborhood contains a mixture of multi-family and single-family residences ranging in height from one- to two-story structures.

Figure 1 – Existing Site Conditions



- Proposed Project: The Zoning Ordinance defines a short-term apartment rental (“STAR”) as a type of STLU that is a multi-family-dwelling structure on a single parcel, under single ownership, where some or all individual units are rented as STLUs and where the STAR owner [or the owner’s property manager] lives on-site in one of the other units not being rented short term. Furthermore, Zoning Ordinance Chapter 17.32 permits a STAR to be located in all residential zones where general STLUs are not permitted, subject to approval of a STAR Permit processed in accordance with Section 17.16.146.

The property owner and applicant, Jordan Bennett, requests a STAR Permit to convert an existing three-unit multi-family building into two short-term rental units (Unit A and Unit B) for rentals less than 30 days, and a manager’s unit (Unit C) to house the full-time, on-site property manager.

- Unit A is a two-story unit and contains four bedrooms, three bathrooms, and two private outdoor balconies. The applicant states the maximum occupancy would be ten.
- Unit B is located on the upper floor facing the street and contains two bedrooms, two bathrooms, and a private patio. The applicant states the maximum occupancy would be six.

The manager’s unit (Unit C) is a one bedroom, one bathroom accessory dwelling unit. This unit will not be rented out short-term, as it will house the STAR’s full-time, on-site property manager. The property manager will be trained in the appropriate procedures to help manage the property.

- Approval Authority: Zoning Administrator approval is required for STAR Permits (Zoning Ordinance Section 17.16.146).
- Project Findings: Staff supports the proposed request as the use meets the required findings, as provided in the attached Resolution (**Attachment 1**), for STAR approval for the following reasons:
 - The proposed use is permitted within the subject Zone pursuant to the approval of a STAR permit and complies with all of the requirements of the subject zone and proposed use. The proposed use is consistent with the City’s General Plan, Local Coastal Program (LCP), and Land Use Plan (LUP) because the proposed STAR units are near several of the City’s main attractions. The property is located approximately 170 feet south of the Downtown district boundaries (as defined by the Zoning Ordinance). The closest beach access on Avenida Victoria is located within a 10-minute walking distance from the property. The property is also located within a 5-minute driving distance from both the Casa Romantica Cultural Center and Ole Hanson Beach Club. Visitors staying at the proposed STARS would be located in close proximity to these sites, thereby encouraging alternate modes of transportation (i.e., walking and biking).

The proposed STAR units support the City’s visitor-serving land use and development policies in that it would expand the City’s inventory of overnight accommodations and convert a private residential development into a visitor-serving commercial use. Additionally, the proposed STAR units would provide diverse lodging options to families seeking larger overnight accommodations than typical hotel rooms.

- The site is suitable for the type and intensity of use that is proposed because the property is located in a neighborhood zoned for short-term lodging units. The existing multi-family residence is consistent with the density of the RM zoning district.

The provisions of the Coastal Zone Overlay District do not apply to the project because there is no proposed development to the site. The use is permitted within the Coastal Zone Overlay District because the permitted uses are the same uses as those allowed within the underlying base zones.

- The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity because Unit C would be occupied by a full-time, on-site property manager. The manager would be responsible for maintaining the premises and addressing any concerns raised by the short-term tenants or neighbors, such as, but not limited to, noise, parking, and trash concerns. A condition is included requiring the property manager to be adequately trained to address tenant issues. Furthermore, a condition is included requiring the property manager to resolve issues directly, to the greatest extent feasible, in order to minimize expending City staff resources.

In **Attachment 2**, the applicant provides a narrative letter summarizing the on-site manager's qualifications and how the proposed STAR units would be managed to address issues should they arise, such as noise or parking. The property owner is a local resident with property management experience. Lastly, the project meets all of the minimum operating and development standards of Zoning Code Subsections 17.28.292.E. and F.

- The proposed use will not negatively impact surrounding land uses because the project site meets the location setback outlined in Zoning Ordinance Section 17.28.292.F.: "A STAR must be located at least 300 feet from every other STAR or STLU...". The proposed STAR units will not create a concentration of short-term rentals in a given area.

The existing STLUs located closest to the project site are at the following addresses: 227 Avenida Rosa (approximately 320 feet from property), 242 Avenida Santa Barbara (approximately 442 feet from property), and 122 Avenida Victoria (approximately 629 feet from property).

Two of these STLUs were legally established prior to the adoption of the City's STLU Ordinance and are located outside of the allowed STLU zones; the City granted an amortization extension to these STLUs to continue operating through the year 2026. A map illustrating the nearby STLUs and allowed STLU zones is provided as **Attachment 3**.

Additionally, Avenida Rosa is a two-way street with easy vehicle access to El Camino Real and the Interstate 5 Freeway. Two carport spaces are allocated to Unit A and one carport space is allocated to Unit B to sufficiently accommodate the anticipated parking demand.

- The use meets the minimum operating and development standards of Subsections 17.28.292.E. and F. as demonstrated in the project narrative letter (**Attachment 2**), site plan, and floor plans (**Attachment 4**).

The applicant submitted application materials demonstrating compliance with all operating standards for STLUs, as well as additional standards for STARs. This includes maintaining vacation rental insurance, prohibiting parties, and setting a maximum occupancy limit.

- The STAR qualifies for an STLU operating license pursuant to Chapter 3.24 (Transient Occupancy Tax) and is required to obtain the license pursuant to Condition of Approval 1.8 prior to use of the property for short-term lodging.
- CEQA: The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the project involves the establishment of a short-term apartment rental within an existing three-unit building.
- Public Comment: The project was continued from the May 19, 2022 Zoning Administrator Hearing. Staff received the public comment included in **Attachment 6**. The applicant is accepting of the recommended conditions proposed by the surrounding neighbors. Staff believes that the proposed project meets all City regulations, and by accepting the recommended conditions, the applicant is demonstrating consideration for the surrounding neighbors and land uses.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution ZA 22-006, approving Short Term Apartment Rental 22-045, Bennett STAR, subject to attached conditions of approval.

Attachments:

1. Resolution ZA 22-006
Exhibit A - Conditions of Approval
2. Applicant's Project Narrative
3. Location Map
4. Plans
5. Site Photos
6. Public Comment

RESOLUTION NO. ZA 22-006

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SHORT-TERM APARTMENT RENTAL (STAR) 22-045, BENNETT STAR, TO ESTABLISH A SHORT-TERM APARTMENT RENTAL, COMPRISED OF TWO SHORT-TERM RENTALS (UNITS A & B) AND ONE MANAGER'S UNIT (UNIT C) LOCATED AT 209 AVENIDA ROSA

WHEREAS, on February 10, 2022, an application was submitted by Jordan Bennett, 31850 Paseo Navarra, San Juan Capistrano, California, for Short Term Apartment Rental (STAR) 22-045, and deemed complete on March 30, 2022; a request to establish a short-term apartment rental within an existing three-unit multi-family building. Unit A and Unit B would be converted into short-term rentals for overnight accommodations less than 30 days, and Unit C would be occupied by an on-site property manager. The site is addressed at 209 Avenida Rosa (APN 058-102-04). The site's legal description is N TR 779 BLK 20 LOT 4; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). This is recommended because the project involves the conversion of three existing long-term apartment units into two short-term rentals and one manager's unit; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on June 9, 2022, posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on June 23, 2022, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. Here, the proposed project involves the conversion of three existing long-term apartment units into two short-term rentals and one manager's unit, within a developed residential neighborhood, and will not increase the floor area of the structure by more than 50 percent of the existing floor area, or more than 2,500 square feet. The project does not increase or otherwise change the existing use of the site. Thus, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 3. Short-Term Apartment Rental Permit Findings

With respect to Short-Term Apartment Rental Permit (STAR) 22-045, the Zoning Administrator finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a STAR permit and complies with all the applicable provisions of this title, the San Clemente General Plan, and the purpose and intent of the zone in which the use is being proposed.
 1. The proposed STAR units are near several of the City's main attractions. The property is located approximately 170 feet south of the Downtown District boundaries (as defined by the Zoning Ordinance). The closest beach access on Avenida Victoria is located within a 10-minute walking distance from the property. The property is also located within a 5-minute driving distance from

both the Casa Romantica Cultural Center and Ole Hanson Beach Club. The proposed STARs support the City's visitor-serving land use and development policies in that it would expand the City's inventory of overnight accommodations and convert a private residential development into a visitor-serving commercial use. Additionally, the proposed STAR units would provide diverse lodging options to families seeking larger overnight accommodations than typical hotel rooms.

- B. The site is suitable for the type and intensity of use that is proposed.
 - 1. The property is located in a neighborhood appropriate for short-term lodging units. The existing multi-family residence is consistent with the density of the RM zoning district. There is no development proposal within this project.
 - 2. The provisions of the Coastal Zone Overlay District do not apply to the project because there is no proposed development to the site. The use is permitted within the Coastal Zone Overlay District because the permitted uses are the same uses as those allowed within the underlying base zones.
- C. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
 - 1. As required by the Zoning Ordinance, Unit C would be occupied by a full-time, on-site property manager. The manager would be responsible for maintaining the premises and addressing any concerns raised by the short-term tenants or neighbors, such as noise, parking, and trash. A condition is included requiring the property manager to be adequately trained to address tenant issues. Furthermore, a condition is included requiring the property manager to resolve issues directly, to the greatest extent feasible, in order to minimize expending City staff resources. As conditioned, the proposed STAR units would not be detrimental to the public health, safety, or welfare.
 - 2. The project meets all of the minimum operating and development standards of Zoning Code Subsections 17.28.292.E. and F, which are intended to ensure the existing character of residential neighborhoods are preserved and not adversely impacted. The applicant proves compliance with these standards in the application materials.
- D. The proposed use will not negatively impact surrounding land uses.
 - 1. Zoning Ordinance Section 17.28.292.F. requires the following location setback: "A STAR must be located at least 300 feet from every other STAR or STLU. This distance shall be measured by following a straight line without regard to intervening buildings from the nearest point of the parcel on which the proposed STAR is to be located to the nearest point of the parcel from which the proposed STAR is to be separated.". The existing STLUs located

closest to the project site are at the following addresses: 227 Avenida Rosa (approximately 320 feet from property), 242 Avenida Santa Barbara (approximately 442 feet from property), and 122 Avenida Victoria (approximately 629 feet from property). Two of these STLUs were legally established prior to the adoption of the City's STLU Ordinance and are located outside of the allowed STLU zones; the City granted an amortization extension to these STLUs to continue operating through the year 2026. The proposed STAR units complies with the City's location setback requirements and will not create a concentration of short-term rentals in a given area.

2. Avenida Rosa is a two-way street with easy vehicle access to El Camino Real and the Interstate-5 Freeway. Two carport spaces are allocated to Unit A and one carport space is allocated to Unit B to sufficiently accommodate the anticipated parking demand.
- E. The use meets the minimum operating and development standards of Subsections 17.28.292.E. and F.
1. Zoning Ordinance Section 17.28.292.(D) states: "A STAR owner or the owner's trained and qualified property manager must operate the STAR and must sleep within a habitable room in a unit on the property every night that a unit in the STAR is rented for short-term lodging purposes." The applicant provided a narrative letter, attached to the staff report, summarizing the on-site manager's qualifications and how the proposed STAR units would be managed to address issues should they arise, such as noise or parking. The owner is a local resident with property management experience.
 2. The applicant submitted application materials demonstrating compliance with all operating standards for STLUs, as well as additional standards for STARs. This includes maintaining vacation rental insurance, prohibiting parties, and setting a maximum occupancy limit.
- F. The STAR qualifies for an STLU operating license pursuant to Chapter 3.24 (Transient Occupancy Tax).
1. A condition of approval is included requiring the owner to obtain a STLU operating license prior to use of the property for short-term lodging.

Section 4. Zoning Administrator Approval

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Short-Term Apartment Rental (STAR) 22-045, Bennett STAR, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on June 23, 2022.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
SHORT-TERM APARTMENT RENTAL 22-045
BENNETT STAR

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|-------------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. The STAR owner shall post a copy of the house rules (including maximum number of guests and parking rules) in a conspicuous place in the STAR units. | Code
Comp
* |
| 1.6 | STAR 22-045 shall become null and void if:
a) there is a change of ownership as defined in the Municipal | Planning
* |

Code for STAR units; or

- b) the STAR use is not commenced within one (1) year from the later of: 1) the date of the approval thereof. Since the use itself does not require the issuance of a building permit, the use shall not be deemed to have commenced until the date the use becomes operational. [Citation - Section 17.12.150.A.1 of the SCMC]

- 1.8 Prior to operating the short-term rentals, the owner shall obtain a Short-Term Lodging Unit (STLU) Operating License through the Business License Division. License issuance and renewals shall occur pursuant to Municipal Code Chapter 3.24. Finance
**
- 1.9 Prior to initiating any improvements to the exterior building or site, the applicant shall submit, and obtain approval for, a Staff Waiver of a Minor Cultural Heritage Permit (SW MCHP). The application shall be reviewed to ensure the improvements would not adversely impact the adjacent historic resource at 212 Avenida Rosa. Planning
**
- 1.10 Parking for any STAR Unit is limited to the available parking on site. Unit A has two allocated carport spaces. Unit B has one allocated carport space. The owner and property manager shall work to ensure that guests bring the appropriate number of vehicles to the property, which may include informing guests of the parking limitation on advertising materials. Planning
**

7.0 OPERATIONAL CONDITIONS OF APPROVAL

- 7.17 The owner shall prepare and submit to the City a quarterly tax return, on forms provided by the Finance and Administrative Services Department, stating the total rents charged and received and the amount of the transient occupancy tax (TOT) collected the previous quarter. Taxes shall be remitted within 30 calendar days of the end of each quarterly period as set forth in San Clemente Municipal Code 3.24.070. The owner shall timely submit the filing whether or not the STLU was rented during the reporting period and TOT was collected. Failure to file required quarterly tax returns may result in the revocation of STAR Permit No. 21-162. Finance
**
- 7.18 Unit C shall be occupied by a full-time on-site property manager, and shall not be rented to short-term tenants. The owner shall be responsible for ensuring the property manager is adequately trained and qualified to address tenant issues and any complaints raised from the neighbors. The property manager shall be the first point-of-contact for any complaints about the condition, operation, or conduct of short-term renters and their guests. Planning
**

- 7.19 The owner shall provide 24-hour contact information for the property manager to the City and all neighbors (including property owners and tenants) within 300 feet of the property. The notice shall inform individuals that any complaints should be directed to the property manager prior to contacting the City and/or OCSD. Planning
**
- 7.20 The STAR units shall only be used for overnight lodging. The units shall not be used for a wedding, bachelor or bachelorette party, other party conference, or any other similar event. Planning
**
- 7.21 The Owner shall use their best judgment and best management practices to ensure activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Owner hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. *[Citation - Section 8.52.030(Y) of the SCMC]* Code
Comp
**
- 7.22 The Owner acknowledges that the City reserves the right to request access to the STAR units, or to records related to the use and occupancy of the units, for the purpose of inspection or audit to determine that the objectives and conditions of this permit are being fulfilled. On such request, the Owner shall provide access to the City during normal business hours. Code
Comp
**

ATTACHMENT 2

Project Narrative

The objective of the project is to convert two of the existing three units into short term rentals. The property manager will live in unit C, which is the back, down the back stairs of the property, furthest from the street. This unit will monitor the activities of the other two units. The front unit (unit B) closest to the street is a two bed, two bath unit. The unit behind that one (unit A) is a four bed, three bath unit. The front unit (B) has a private patio as well as the back unit ADU (C). Unit A does not have a private patio. I live locally and would like to have use of the property as a short-term vacation location for my family and I as one of the primary benefits of the project. Also, since I live close by, I can carefully monitor the property and oversee its usage. Of course, with a property management in the back unit (unit C), the property will be carefully managed and maintained.

Per the zoning ordinance, the tenant in unit C will be prepared to be the manager of the vacation rental units once this process is formally approved by the city. I run a property management business myself, managing over 60 tenants, and as such, know what is required to successfully manage a building. The tenant also has some experience in addressing tenant issues as they come up and will be trained on the following: effective tenant communication, move in and move out requirements, noise restrictions, parking rules and regulations, capacity limits, coordination of repairs and maintenance, and assisting with the managing of bookings.

Specifically, the two units that are being converted into short term rentals are unit A, the middle, largest unit, and the front carriage unit, B, which faces the street.

The maximum occupancy for the front carriage unit B would be six, per the code, which allows two people per bedroom, plus two. The maximum occupancy for unit A would be 10, since there are four bedrooms.

Regarding parking, guests will be allotted one covered parking space for unit B (two bedroom unit) and two covered spaces for unit A (four bedroom unit). I've found from managing vacation rentals elsewhere that on these sized unit, we normally are only accommodating one vehicle or occasionally two. We do not intend to allow guests of short term renters or any additional parking.

Regarding the question about check-in/check-out, depending on the requirements of the city, we can facilitate either a contactless exchange using an electronic keypad OR we can facilitate an actual handoff of keys through the onsite property manager. At checkout, the same would be the case.

The house rules for the short-term units would follow what would be expected by the city, including, but not limited to the following:

- Parking per city regulation, one car in garage and one in driveway
- No smoking
- No storage outside the confines of the unit
- No noise or music after 10pm
- No parties
- No pets without previous approval
- No trash or debris to be left outside of the property (can be enforced with fines)

Any complaints will be made first to the onsite property manager that will then be passed on to my team and I to address personally. The onsite property manager is the first line of defense, but I also have staff that work on our personal property management team that can address anything that requires anything beyond what would be considered simple.

Unit C will be the manager's unit and will not be short term rented at any time.

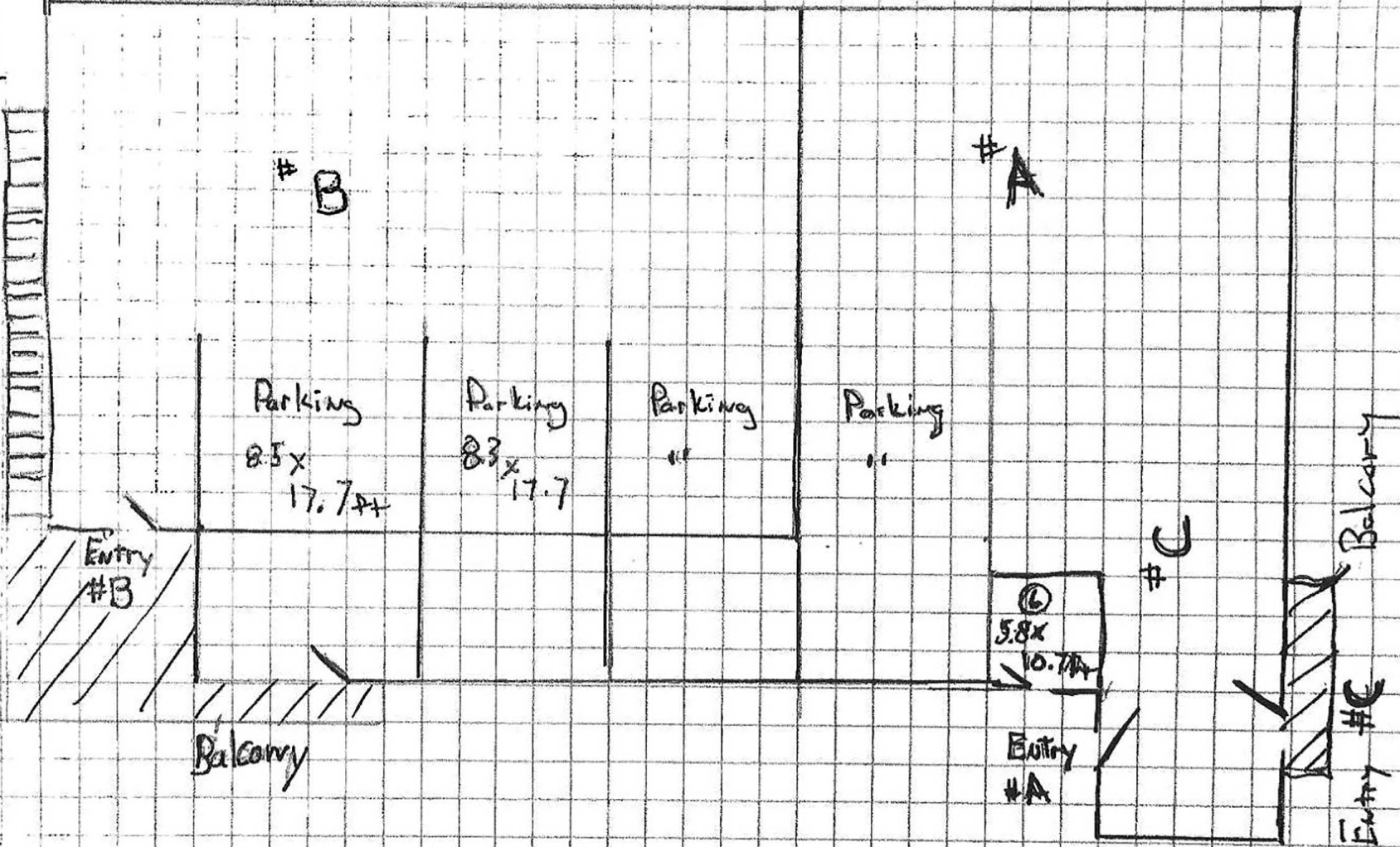
Trash cans will be taken to the street on the city's scheduled trash collection day.



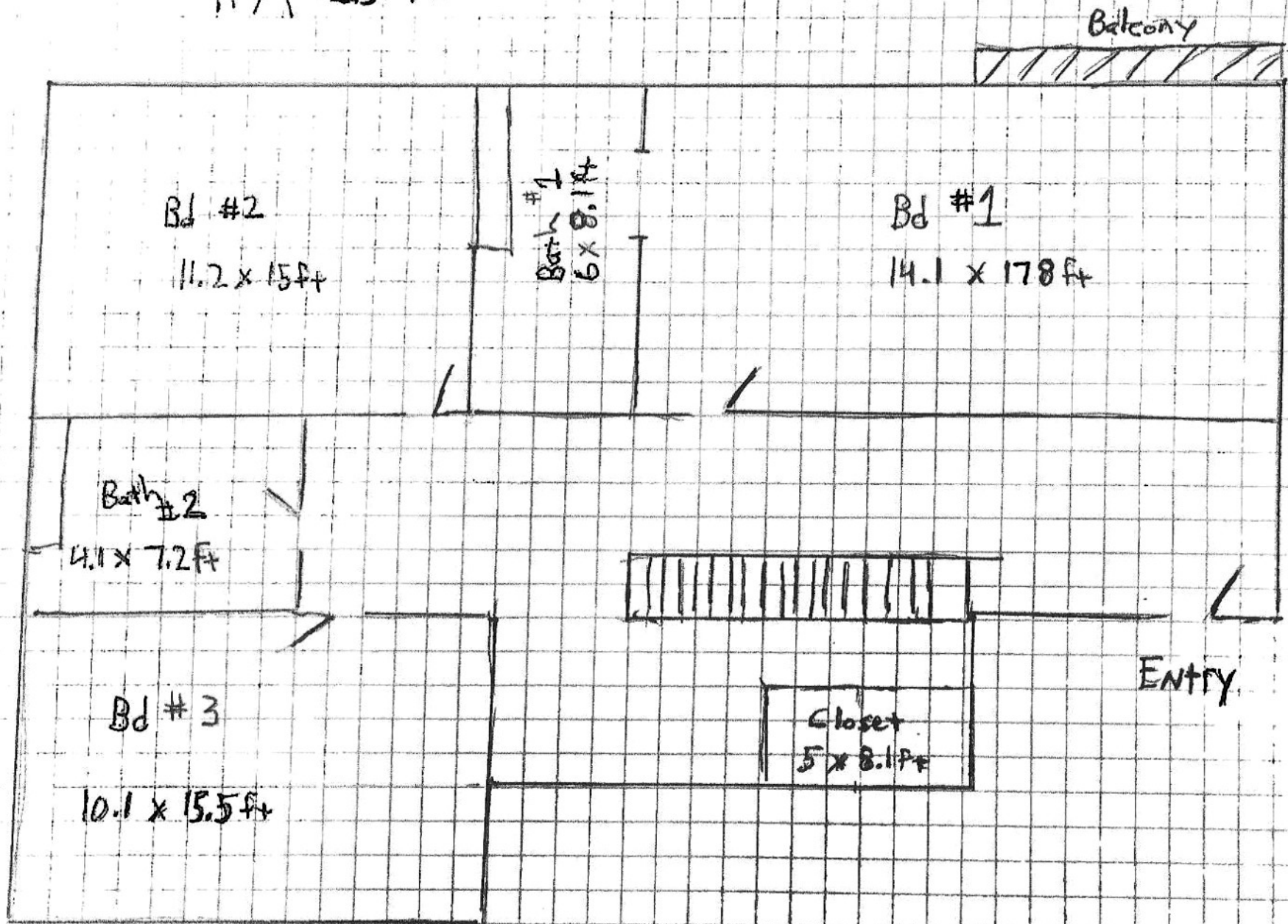
ATTACHMENT 4

209 Avenida Rosa Overview

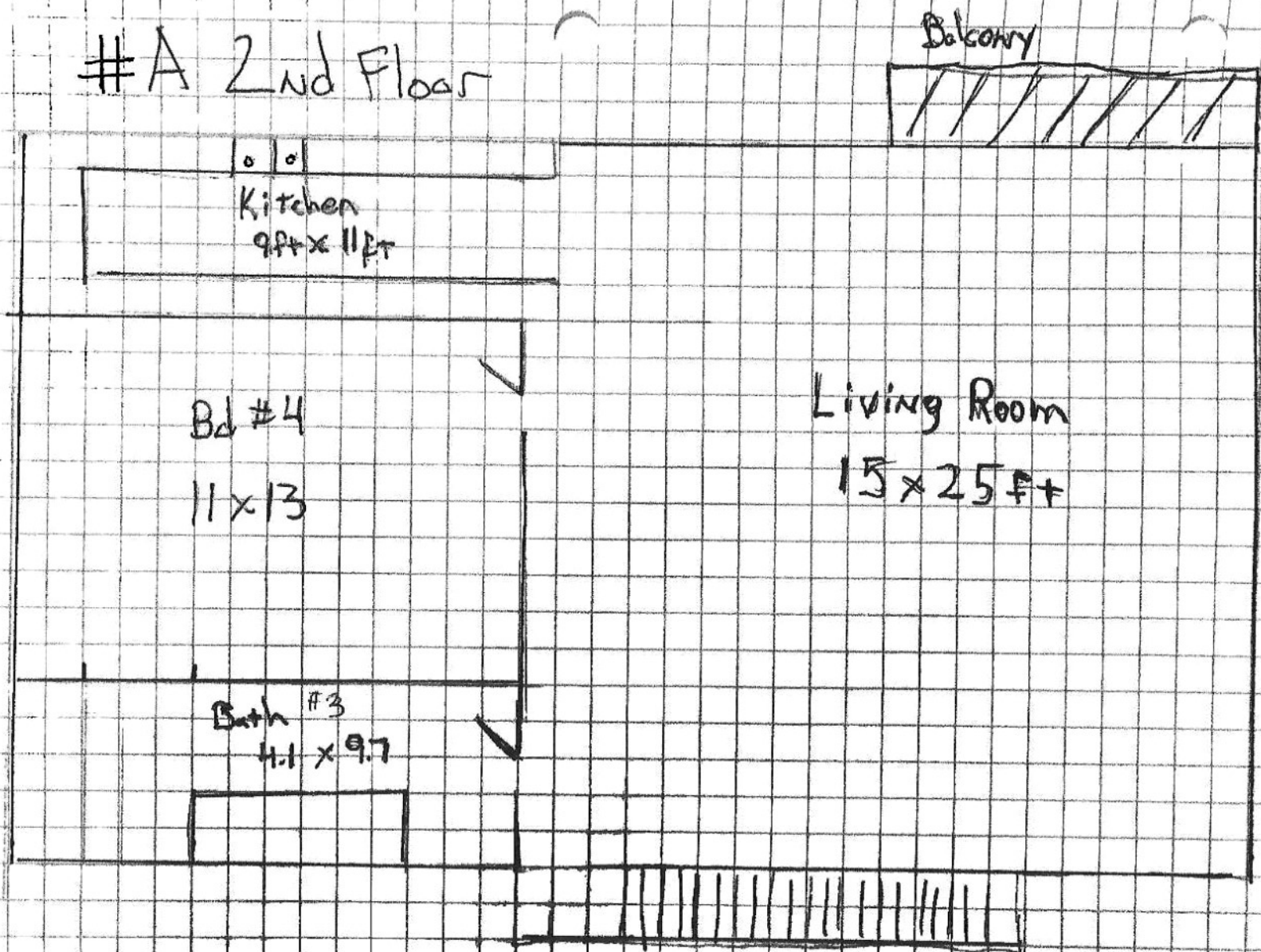
Patio and trash
can storage



#A 1st Floor



#A 2nd Floor



Kitchen
9ft x 11ft

Bd #4
11 x 13

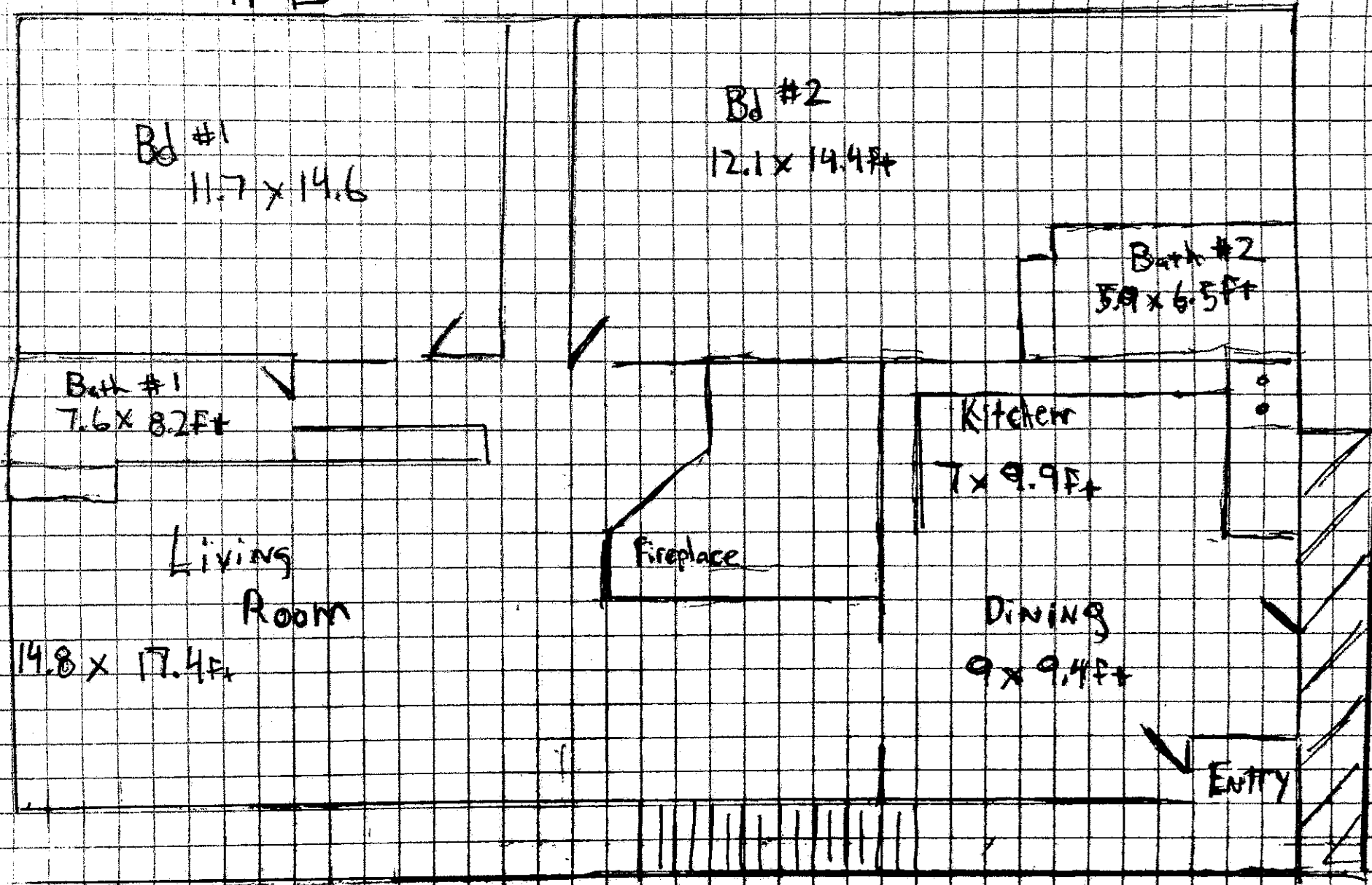
Bath #3
4.1 x 9.7

Living Room
15 x 25 ft

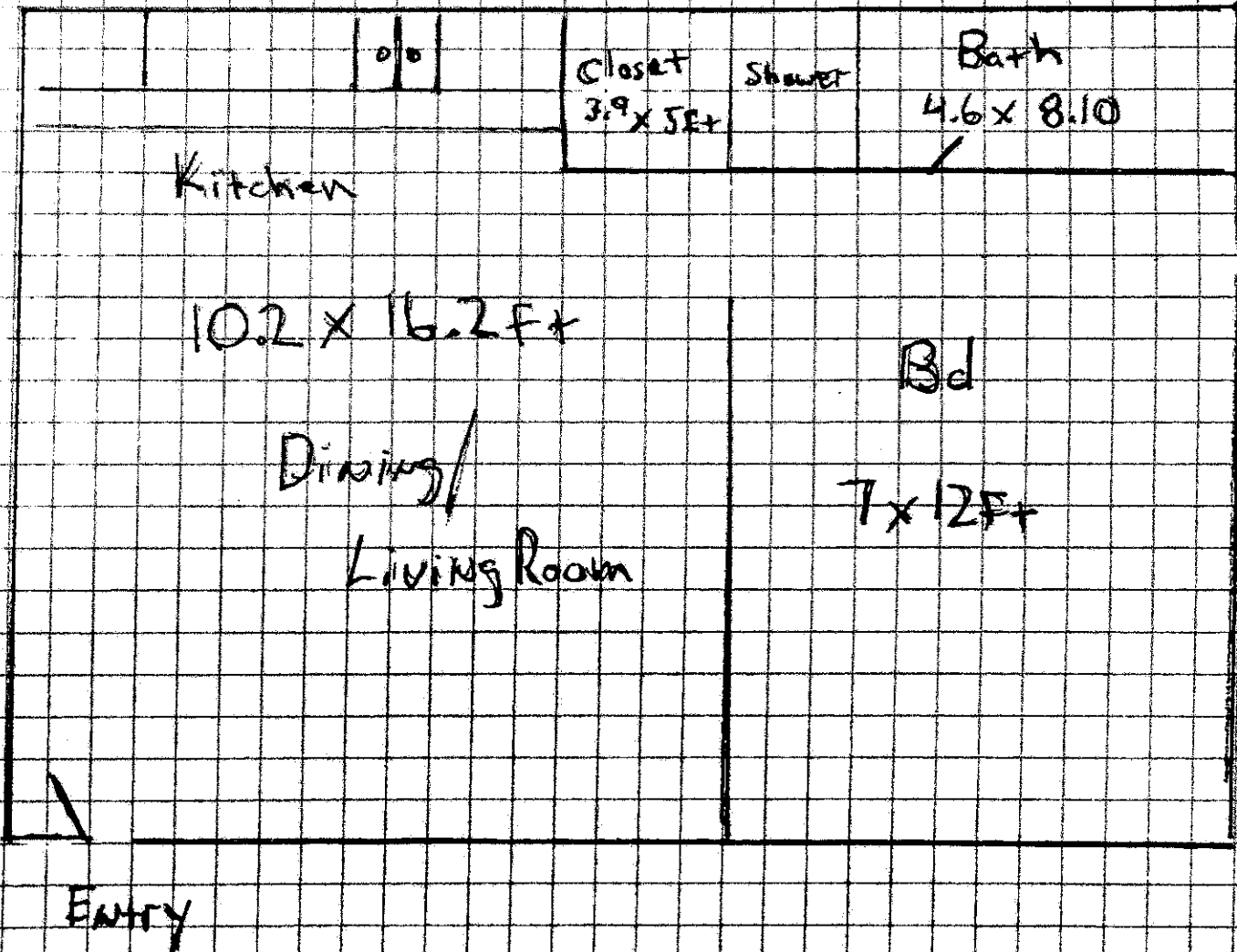
Balcony

Balcony

#B



#C



Parking (angle 1)



Shared Laundry



Parking (angle 2)

209 Avenida Rosa Unit A.

Entry



Staircase



Bedroom 1

Unit A Bedrooms



Unit A Bedrooms



209 Avenida Rosa Unit A

Bedroom 2



Bedroom 3

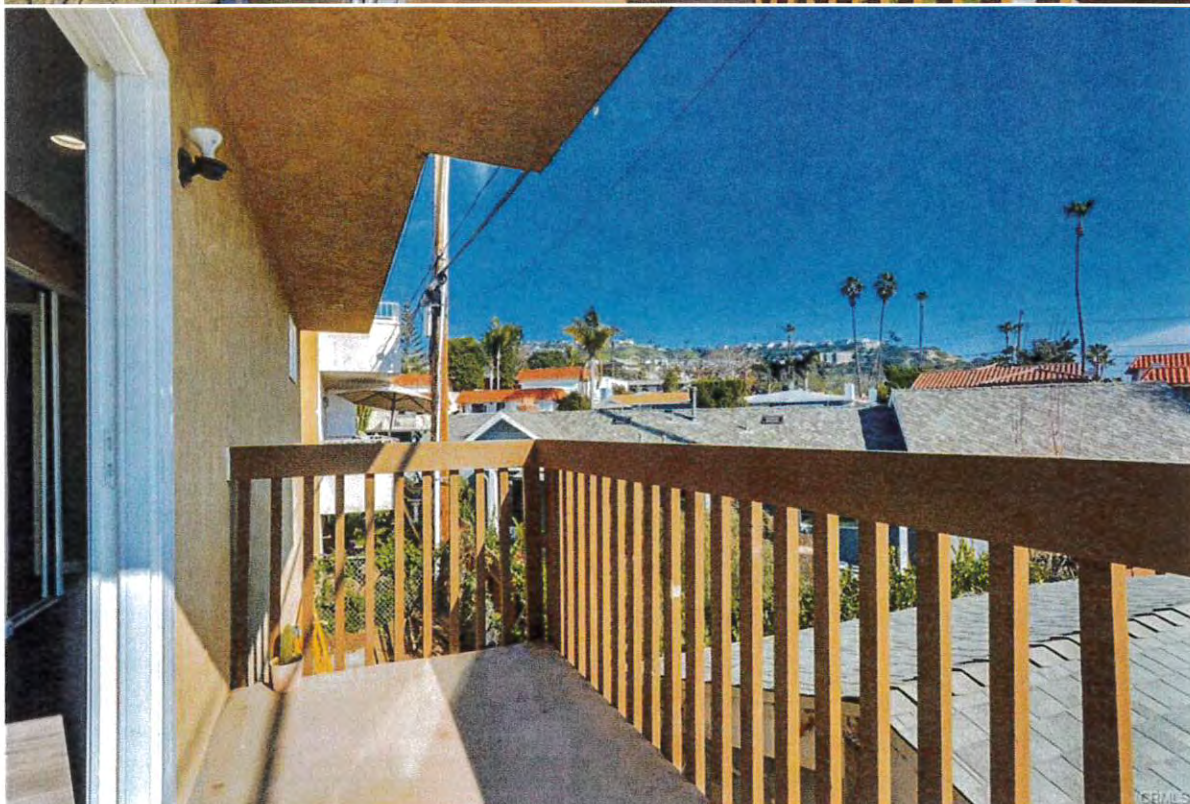
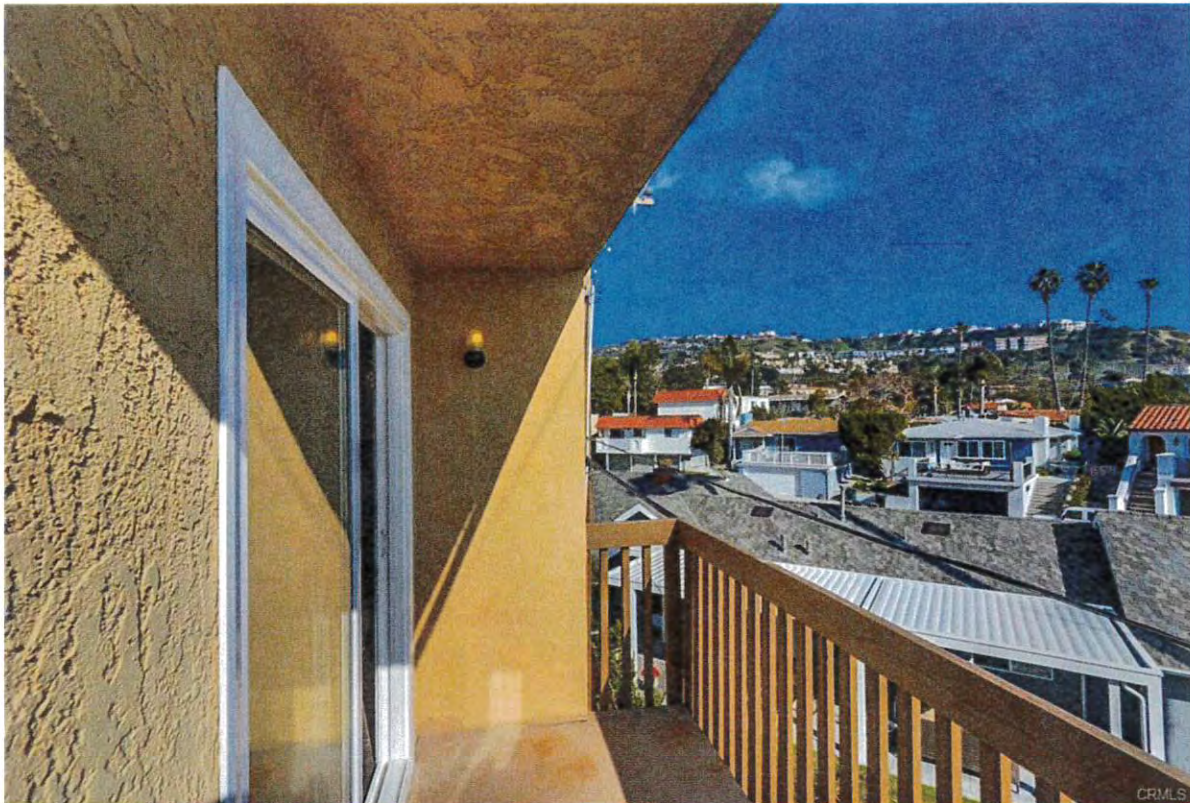


Bathroom 1



Kitchen

Unit A Balconies



209 Avenida Rosa Unit A

Bathroom 2

Living



Unit H Bathrooms



Unit A Bathrooms



209 Avenida Rosa Unit B

Entry



Living



Kitchen



Bath 1

209 Avenida Rosa B

Bedroom 1



Bath 2



Bedroom 2

209 Avenida Rosa Unit C

Bathroom



Bathroom shower



Kitchen / Studio

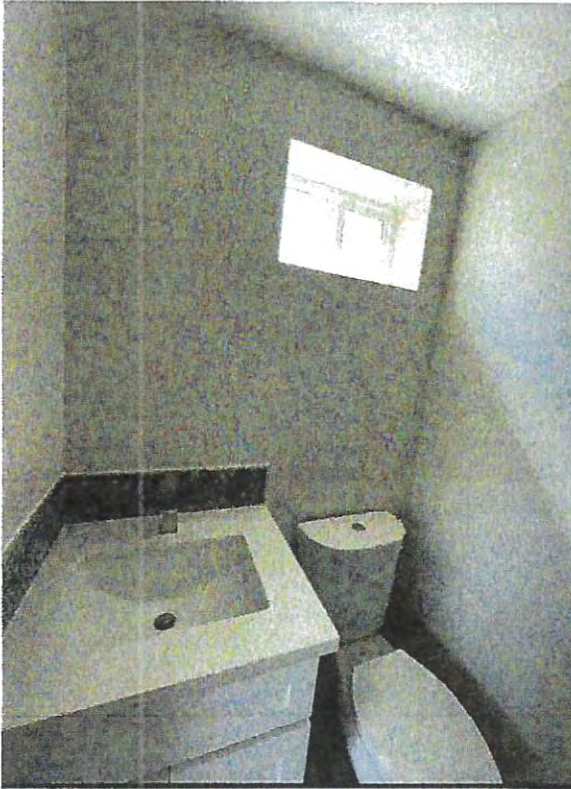
Unit C Kitchen / Living



Unit C Shower

Unit C Entrance

Unit C bath



walkway to unit C below



Unit C Bedroom

ATTACHMENT 6

From: Maureen Shea and the neighbors surrounding 209 Rosa. We would like to propose the following stipulations be included as part of the approval of the Short Term Rental Permit 22-045 (Bennett).

Because these rules were recommended by Mr. Bennett (Attachment 2 Project Narrative), we anticipate they will be approved by both Mr. Bennett and the City of San Clemente.

PROPOSALS:

AMMENDMENTS:

7.0 Operational Conditions of approval

We propose amending 7.20: **NO PARTIES OR EVENTS**

(including, but not limiting to weddings, bachelor, or bachelorette parties, party conference or any other similar event)

ADDITIONS

Propose adding:

7.23

NO PETS

Attachment 2 by Mr. Bennett states: *no pets without prior approval.*

We propose **NO PETS.**

Pets have been left abandoned on balconies and cause extreme noise and disruption, not to mention cruelty to animals.

Note: This occurred before Mr. Bennett owned the building.

7.24

NO SMOKING OR VAPING – INCLUDING BALCONIES (with signage on balconies)

Attachment 2 by Mr. Bennett: *No Smoking.*

Neighbor less than 10 feet from balconies has COPD and is immune-compromised.

7.25

NOISE and MUSIC reasonable volume at all times, and NO NOISE OR MUSIC AFTER 10 P.M.

Attachment 2 by Mr. Bennett: *No noise or music after 10 PM*

Property is located in a quiet residential neighborhood.

7.26

Unit C will not be rented as a short term rental at any time.

Attachment 2 by Mr. Bennett: *Unit C will not be rented as a short term rental at any time.*

7.27

Ensure all stipulations be agreed to prior to reservation confirmation by short term renter, and house rules displayed on mobile device / screen immediately following reservation confirmation to allow Property Manager to enforce any violations. (example attached)

Share your itinerary with anyone else who might want to know your plans.

Add email address

Skip

Submit

Things To Know

House rules

- 🕒 Check-in: After 3:00 PM
- 🕒 Checkout: 12:00 PM
- 🚭 No smoking
- 🐾 No pets
- 🚫 No parties or events

Safety & property info

- ✔️ Carbon monoxide alarm
- ✔️ Smoke alarm

EXAMPLE
OF
HOUSE RULES
DISPLAYED
IMMEDIATELY
FOLLOWING
RESERVATION
CONFIRMATION