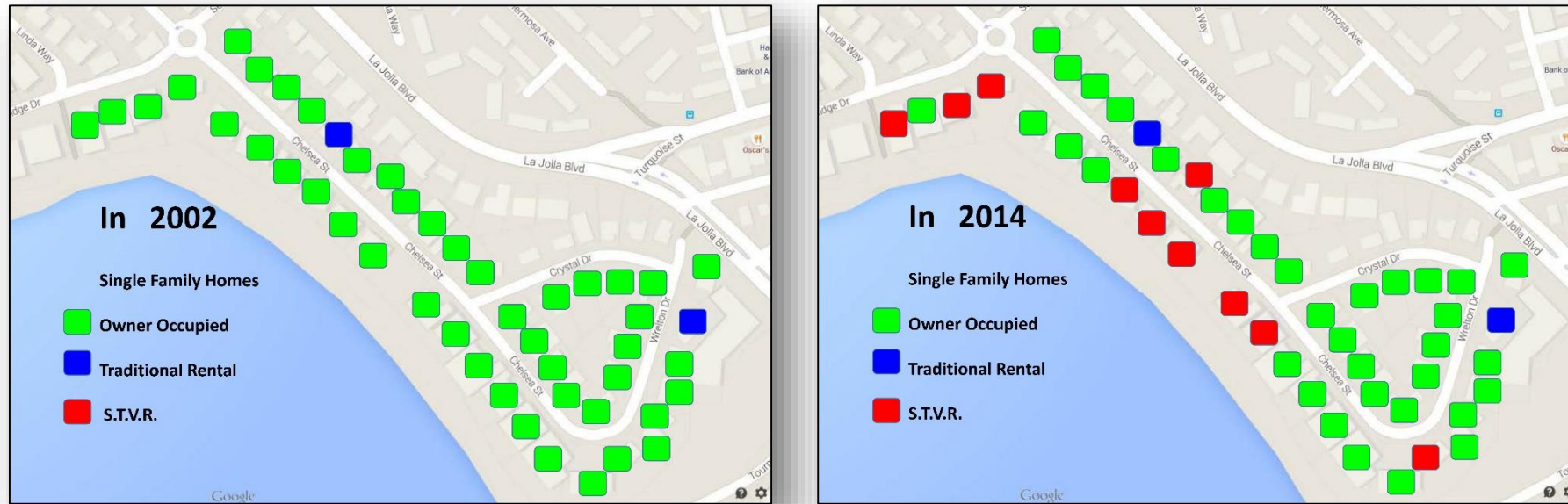


Distance separation will protect neighborhood character



The limit of whole-home STRs to 0.7% of San Diego's 530,000 housing units is a welcome step forward. But, if history holds, the vast majority of the 3,750 whole-home STRs permitted would be concentrated in San Diego's coastal communities.

That is why an additional step – **distance separation** - is urged to protect the residential character of neighborhoods. As the maps above that chart STR growth in one neighborhood in La Jolla from 2002 to 2014 indicate, areas attractive to tourists can easily be overwhelmed by STRs. That destroys community residential character and alarms homeowners.

Distance separation appears to be the best solution for addressing this issue. Used in conjunction with the 0.7% limit of housing units, distance separation can eliminate any concentrations of STRs. That spreads out STRs and will give vacation renters more neighborhood options in the future. A 200 foot limit for areas other than Mission Beach is urged, but this should be determined with community input. Other cities, including Las Vegas, are currently using distance separation to regulate vacation rentals.