

JULIAN COMMUNITY PLANNING GROUP

Monday, November 13th at 6:00 p.m.

Julian Town Hall, Washington and Main Streets, Julian, CA 92036

A. Roll Call

Pat Brown, Chair; William Everett, Vice Chair; Kiki Skagen Munshi, Secretary; Eric Jones, Rebecca Morales, Katherine Moretti, Kenny Mushet, Barbara Nigro, Rudy Rikansrud, Harry Seifert, Romulus Smith

B. Approval of Minutes: October 9, 2023

Moved: Moretti

Seconded: Rebecca

Approved: Unanimous

C. Approval of the Agenda

Moved: Seifert

Seconded: Barbara

Approved: Unanimous

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda and those items posted on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

Lesley Mac asked about where the Agenda was posted

She also raised the question of short term rentals give the fire that was lit the night before. Asked if this could be a standing agenda item. Pat replied that Bill Everet wrote a long letter to the letter to the County. Lesley asked if we could put on December agenda. Pat replied that we will put it on the agenda for December. Chair said it could be.

D. Action items (JCPG advisory vote may be taken on the following items)

1) Vote to Approve Letter to County Regarding Short Term Rentals (STRs)

Eric, moved we send it, Rebecca seconded it.

Katie noted that this has been on the Agenda since May of 2021 and that many of the questions asked by Bill were answered by Bill last month. Assessors don't know how many str's there are. The County doesn't know where the STRs or who owns them. Have they been paying their taxes—presently 86 STRs registered including hotels, campgrounds, etc. Katie requested a list of the payers and was told this morning person responsible hadn't been given authority to do so. Registered persons are paying TOT taxes. Amount collected in Julian for two years, \$1,317,105.45. Comes back in form of grants and community organizations. She concluded that we should build on these questions and asked based on the information we have. She asked why County doesn't have agreements with VRBO and AirBnb to collect taxes when reservations are made. She didn't know. County doesn't Air Bnb showed 324 and VRBO 129 vacations rentals in Julian. Lots of discrepancies on websites about what is available. She believes we should reconsider this.

Rebecca confirmed that we don't really know how many short term rentals or not.

Eric...that there appear to be many rentals that aren't paying taxes. So hard to tell—they had put in 92036, Wynola to Canebrake...

Eric noted that numbers seem to lead to conclusion that a number aren't paying taxes.

Katie—we don't really know.

Eric: My goal would be to get the County staff to do the research for us. Get them to analyze market places for rent, compare to registered ones and find which aren't paying taxes. But doesn't address other concern—is the number up here appropriate.

Buddy: Licenses are public information, we should be able to get it.

Barbara: How could we find out about the ones that aren't registered/paying taxes. Seems as if getting out of control and this is impacting long term residents.

Romulus: Complicated issue but Katie has done great research.

Eric: Suggest we ask the County to compare marketplace offering and their database of TOT payers.

Katie: At last meeting I had distinct feeling that County isn't going to do something just for Julian.

Motion send letter: Unanimous No. Buddy moved that someone volunteer to rewrite the letter. Eric seconded Katie asked what we would ask the County to do. Eric then said to compare rentals on the market and what County has. Unanimous.

Kiki said will ask other Planning groups if this is an issue in their areas.

John Leslie owns some vacation rentals. Air Bnb shows Julian/Santa Ysabel/Ramona, also some people have multiple listings for homes because have one or more rooms in their own homes. AirBnb has a tax list. County is actively pursuing non-tax compliers. They can see whether tax on price, and can check to see if tax is getting paid. He is very careful about who rents and whether there are issues. Neighbors should come and talk to me if there are problems. If I were to turn short term rental into a long term rental. I couldn't pay the mortgage, fire insurance, couldn't do it.

Green, property owner, vacation rental manager. Need to have a goal in letter to the County. My goal would be "How can short term rentals continue to benefit the County?" The TOT tax can do it and we should push County to get a relationship with Air Bnb to collect tax at the app. At least half AirBnBs up here don't pay tax—probably half of owners wouldn't be able to continue renting. I think the goal for a letter would be how to benefit – while not having.

Leslie said way to get tax is to make it part of fee.

Another person said in the city it took them four years to get a program going about licenses for VRBO. Probably can't get the County to do it. The best thing to do is to figure out a way to take care of the problems when they occur. The property with the fire have had more than one citation for fires. Downtown, neighbors made it uncomfortable for problem houses.

Lesley: I have a problem with absentee owners.

Buddy: Who responsible for finding out about licenses.

Another person—some of guests that come to AirBnBs are unbearable. Dangerous for children as well as the burning out last night.

Another: 6 within a half mile of me. They are destroying the community. Many have fire pits—say on AirBnb listings. When people live on property another thing. But the absentee owners are a problem, especially of party house.

Fred Fabre: Backed up comments above. We are changing out community with this in a way that many people don't like.

Spirited discussion continued...

Romulus suggested we ask the County to make an infraction of rental managements expensive then people might properly manage things.

On audience member she had said there was no ban on outdoor fires in San Diego County.
Kiki said she would ask other communities about short term rentals.

F. Updates and Reports

- 1) San Dieguito River Park Citizens Advisory Committee

Eric said nothing to report

G. Group Business – Information and Correspondences

- 1) Quarterly CPSG Chair Meeting 9 AM to 11 AM (December 9)
- 2) Community Planning Groups Required Training

NEXT MEETING: December 11, 2023

H. Adjournment

Moved:Katie

Seconded:Barbara

Approved: Unanimous

The Julian Planning Group (JCPG) is not empowered by ordinance or policy to render a decision of any kind on behalf of the County of San Diego or its elected or appointed officials. The function of the JCPG is to advise and assist the County of San Diego officials on matters of planning and land use affecting the group's area.

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