

1611 Manzanita Ave

Short-Term Rental Permit Revocation

STR24-060

August 1, 2024

Jessica Jones, Deputy Director - Planning
Planning and Economic Development

Revocation of SVR24-060, a non-hosted Short-Term Rental Permit for the property located at 1611 Manzanita Avenue.

The property has received three (3) violation citations within a one-year period, and per Zoning Code Section 20-48.080(C), upon a third verified violation of Zoning Code Chapter 20-48, Short-Term Rentals, within a 12-consecutive month period, a Short-Term Rental Permit will be subject to revocation proceedings.

Aerial View 1611 Manzanita Ave



Short-Term Rental (STR) Permit History

- STR Ordinance:
 - *10/13/2021 Chapter 20-48 (STR Ordinance) added to Zoning Code*
 - *8/9/2022 and 7/25/2023 STR Ordinance amended*
- 1611 Manzanita STR Permit:
 - *3/22/2023 New Non-Hosted Permit issued*
 - *3/22/2024 Renewal Permit issued*
- 1611 Manzanita Building Permit:
 - *5/12/2022 submitted for interior remodel (not completed)*
- Citations:
 - *1/28/2022 Violation of operational standards (closed 3/9/2023)*
- Complaints – No Actionable Violations:
 - *6/26/2023, 12/12/2023 and 5/3/2024*

Three (3) Consecutive Citation Within a 12-Consecutive Month Period

Date	Citation No.	Violation
12/14/2024	SR1939	(1) Violation of occupancy and parking requirements under Zoning Code Section 20-48.060, Occupancy Standards and Parking Requirements (case closed 1/10/2024 upon obtaining compliance).
3/19/2024	SR2012	(2) Violation of City Code Section 9-12.080, Receptacles, Location for Collection, which was also a violation of Zoning Code Section 20-48.070(A)(4), Trash and Recycling Facilities (case closed 4/10/2024 upon obtaining compliance).
5/14/2024	SR2072	(3) Violation of Zoning Code Section 20-48.060(A), Occupancy Limits, violation of Zoning Code Section 20-48.070(A), General Operational Standards, and violation of CA Residential Code 18-22.R105.1, which requires a Building Permit for an interior remodel that was completed without the benefit of permits.
7/3/2024		Administrative Hearing of Appeal of Citation No. SR2072. Appeal denied and issuance upheld.

Revocation Findings

1. Circumstances under which the permit was granted have been changed by the applicant to a degree that one or more of the findings required to grant the original permit can no longer be made;
2. Permit issuance was based on misrepresentation by the applicant, either through the omission of a material statement in the application, or in public hearing testimony;
3. One or more conditions of approval have been violated, or have not been complied with or fulfilled;
4. The use or structure for which the permit was granted no longer exists or has been discontinued for a continuous period of at least 180 days, as defined in Chapter 20-61 (Nonconforming Uses, Structures, and Parcels);
5. Failure or refusal to allow inspections for compliance; or
6. Improvements authorized by the permit are in violation of any code, law, ordinance, regulation, or statute, or the use or structure is being operated or maintained in a manner which constitutes a nuisance.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, revoke the non-hosted Short-Term Rental Permit for the property located at 1611 Manzanita Avenue.

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