

Contra Costa County Short-Term Rental Regulation Questionnaire

		YES	NO	COMMENTS
1.	Require owner occupancy (e.g., hosted rental)?		X	No objection, provided that negative impact concerns addressed below are mitigated.
2.	Prohibit rental of Accessory Dwelling Units?		X	No objection, provided that negative impact concerns addressed below are mitigated. Discovery Bay has very few accessory dwelling units.
3.	Restrict rentals to 90 days per year? More or less?	X		Short-term rentals cause negative impacts to neighbors that include large party crowds, loud music, drunken arguments, vandalism, trash, increased traffic, reduced parking, and watersport congestion/hazards. Surrounding property owners need a break from these negative impacts by reducing the number of rental days per year.
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	X		Neighbors should be able to contact owners directly for an immediate response to a nonemergency issue. This is preferential to neighbors contacting the renters directly or waiting for a delayed police response. Neighbors would be able to provide owner contact info directly to police if needed.
5.	Require additional parking?			Parking should be limited to no more than one vehicle per bedroom.
6.	Limit the number of guests?	X		All overnight guests should be named on the rental agreement. Visitors not on the rental agreement should be kept to a limit to avoid large party attendees.
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	X		Exceptions should be considered on a case by case basis. Prior complaints should also be taken into consideration when evaluating exceptions.
8.	Require a business license?	X		The property owner is engaged in a business and should be charged for a business license the same as any other business. This system will also identify owners of short-term rentals.
9.	Require performance standards to be met or permit may be revoked?	X		Short-term property rentals that generate frequent complaints and/or fail to adhere to reasonable performance standards should have permits revoked/denied.
10.	Allow special events at rental?		X	Special events increase the likelihood and degree of negative impacts, which are further exacerbated with short-term rentals on the waterfront.
11.	Require a Transient Occupancy Tax on all short-term rentals?	X		The Transient Occupancy Tax is a method for generating revenue in exchange for the negative impacts short-term rentals generate. A portion of this revenue should be directly spent in the communities suffering these impacts.
12.	Require a ministerial permit to operate?			We have no preference on this question.
13.	Prohibit all Short Term Rentals?	Depends		If the negative impacts caused by short-term rentals are not mitigated, taxed and licensed as described above, then short-term rentals should be prohibited.

Application Number	Rental Address	Date of Approval/Pending Review
CDSS20-00003	4868 Cabrillo Point, Discovery Bay	Pending review
CDSS20-00007	4878 Cabrillo Point, Discovery Bay	Approved
CDSS20-00008	2151 Portside Court, Discovery Bay	Approved
CDSS21-00004	4848 Cabrillo Point Discovery Bay	Approved
CDSS21-00007	1246 Marina Circle, Discovery Bay	Approved
CDSS21-00010	330 Discovery Blvd., Discovery Bay	Approved
CDSS21-00014	5145 Discovery Point Rd., Discovery Bay	Approved
CDSS21-00015	1700 Riverlake Rd., Discovery Bay	Approved
CDSS21-00016	761 Beaver Ct., Discovery Bay	Approved
CDSS21-00018	2155 Sand Point Road, Discovery Bay	Approved
CDSS21-00019	4481 Driftwood Court, Discovery Bay	Approved
CDSS21-00022	1406 Marlin Place, Discovery Bay	Approved
CDSS22-00001	5698 Marlin Drive, Discovery Bay	Approved
CDSS22-00002	5109 Cabrillo Point, Discovery Bay	Approved
CDSS22-00003	5399 Willow Lake Court, Discovery Bay	Approved
CDSS22-00004	5675 Marlin Drive, Discovery Bay	Approved
CDSS22-00005	5060 Discovery Point, Discovery Bay	Approved
CDSS22-00006	2135 Sand Point Road, Discovery Bay	Approved
CDSS22-00009	5130 Cabrillo Pt., Discovery Bay	Approved
CDSS22-00011	5723 Marlin Avenue, Discovery Bay	Approved
CDSS22-00012	771 Beaver Court, Discovery Bay	Approved
CDSS22-00017	5034 Double Point Way, Discovery Bay	Approved
CDSS22-00018	1642 Dune Point Court, Discovery Bay	Approved

Total Approved – 22

Total Pending – 1

Discovery Bay Short-Term Rental Permit report prepared by Francisco Avila, Principal Planner – July 12, 2022