



Public Comment #42
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

BOS RCVD 4-5-2021

Public Comment for 21-0524

Leona Allen <allen.leona12@gmail.com>
To: edc.cob@edcgov.us
Cc: Leona Allen <allen.leona12@gmail.com>

Sun, Apr 4, 2021 at 9:40 AM

Greetings! I sent the letter below to you and the Board, but it may have been too early to get it included in the item on the April 6th agenda. I realize that the item may be moved, but I'm hoping this letter can be attached to it for any discussion that occurs.

Thank you!

Leona

Honorable Board of Supervisors;

As a resident of the Lake Tahoe Basin portion of the County, I wish to thank you for addressing the issue of vacation house rental (VHR) clustering in our neighborhoods by implementing a 300-foot buffer zone (and 1,000-foot buffer for VHRs with 12+ occupancy). This is a great beginning to solving the problems we have with these lodging establishments in our residential neighborhoods.

I would like to request that you **increase the buffer to 500-feet** as you further discuss the issue. Parcels in the unincorporated areas of Tahoe are larger than most, and a buffer zone of less than 500-feet would often only mean a few structures in between each VHR. In addition, sound travels farther in the mountains (see article below*).

While I appreciate that you have added the 1,000-foot buffer for larger VHRs, I believe we would prefer to just have a 500-foot buffer no matter what the size of the structure. This would keep it simpler for the County officials in their attempts to enforce the ordinance. You should also be aware that most rentals do not enforce their occupancy limits, so a three-bedroom VHR will often have 15-20 people in it.

I look forward to the next meeting where this issue will be discussed.

Sincerely,

Leona Allen

1897 Toppewetah Street, Meyers



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

VHR Clustering, agenda item 42 21-0524

1 message

Tim Coolbaugh <timsresort@att.net>

Sun, Apr 4, 2021 at 7:42 AM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, Edc Cob <edc.cob@edcgov.us>

To the Board of Supervisors,

This is in regards to the proposed density or anti-clustering rule. I would propose that 2 separate distances based on occupancy is unwieldy, as neither the residents or the enforcement is going to know the occupancy. Therefore there should be one 500 foot rule, for all VHR's. (300 feet could be every other lot). Remember, this is to break up clusters, the number one livability issue, when living surrounded by party hotels. Additionally, Brendan Ferry presented a chart of buffer zones, showing that a 500 foot rule would allow the established cap of 900 VHR's in the County. Therefore, I ask that you take this important step to provide relief to us, the residents of this County, and instate a 500 foot density rule, a simple solution to the very contentious issue of too many VHR's ruining residential living.

Thank you,
Tim Coolbaugh
Meyers



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Vacation Home Anti-Clustering Ordinance

Lisa O'Daly <lodaly@sbcglobal.net>

Sun, Apr 4, 2021 at 12:19 PM

To: The BOSFIVE <bosfive@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Thank you for your efforts to date in modifying the Vacation Home Rental ordinance. As you consider adjustments to the ordinance that help those of us who live in the affected neighborhoods, I'd like to add my voice in favor of a minimum 500-foot zone between rentals.

For years I lived near a small 2/1, 864-sf rental without concern. In fact, it was essentially the inexpensive guest room for my equally small house! But as newer homes have increased in size (and added hot tubs, fire pits, indoor swimming pools, etc.), when they're rented they can become the hellish neighbor who is always hosting a bachelor party. Seriously; we called the one near us "Bachelor Party Central." My boyfriend had a lovely view from his backyard of men urinating off the third story deck and free fireworks shows. If you're the house located near the VHR, no buffer will help. But overall in a neighborhood, the 500-foot buffer will benefit the other neighbors that are not as proximate to it.

I appreciate your interest in improving the Vacation Home Rental Ordinance.
Lisa O'Daly, homeowner in incorporated El Dorado County, North Upper Truckee area



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Dissent against VHR clustering proposal

Chris Kennedy <chrisdken@gmail.com>

Mon, Apr 5, 2021 at 12:47 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, brendan.ferry@edcgov.us

Hello EDC Board Members and Principal Planner,

It is very nice to meet you and I very much appreciate your dedication to the county and public service. I'm writing to you to give my perspective on some of the discussion I heard about the VHR clustering limits that have been proposed.

You just imposed a limit of 900 total VHR permits in the Tahoe Basin. At the last VHR update, we were not getting close to reaching that level. Any discussion of enforcing clustering limits is premature and is prejudicial against law abiding homeowners who have done nothing to add to the community concerns. It is arbitrary and will not help to abate problematic homes, because they are already here breaking the laws by not following the current permitting process and pay TOT.

I spent 15 minutes searching Airbnb and VRBO for available rentals in the South Lake Tahoe area, and quickly correlated that info to the VHR permit locator map here: <https://see-eldorado.edcgov.us/portal/apps/webappviewer/index.html?id=e80cdb0a711644e3b5e663a10a4d8f2e>

And very quickly it became apparent that a great many homes that are LIVE and AVAILABLE to rent on Airbnb and VRBO were NOT permitted. Not even a pending permit. Why are you suggesting to add more laws when you cannot enforce the current ones?

I am a VHR operator and my family has been proud members of the Tahoe community for a generation. Our Tahoe community is completely dependent on revenues brought by tourists and visitors and I think we should all acknowledge that if you live in the Tahoe Basin, you live in a tourist resort community. I welcome it and love it! I received my new permit under the new Ordinance 5.56 in 2020 which I am very happy to do everything to ensure my VHR is 110% compliant with the County ordinance. I received my business license, paid my fees, got my inspections, installed signage around my house which exceeds the county requirements with noticeable reminders about the 10p-8am quiet time, I got my VHR permit and I pay my TOT taxes.

But the point is, that there is intentional abuse of the permitting process, or avoidance of it - you need to find a way to crack down on this and not penalize all of the law abiding VHR operators who enrich our community and pay our taxes. EDC Ordinance 5.56 has only been in effect for a short time, in the big picture. Give it time and measure the data to show the trends in one direction or the other. Then inform the public that YOUR EFFORTS TO REGULATE AND GOVERN VHRs IS WORKING.

- Fund a team to enforce the ordinance 5.56 and crack down on violators; fund this from the permit fees. Reduce the fire inspection fee to offset the permit increase.
- When violators are found (e.g. no permit, too many complaints, missing signage, advertising more capacity than is allowed, not paying TOT taxes, etc) - crack down on them. I suspect that the vast majority of VHR properties which drive the complaints from the neighbors are not adhering to 5.56. If you can clean up these offenders - would the compliant rate drop off significantly? Do you have the data to measure this and report it back to the public?

As far as clustering restrictions, that is absolutely premature, arbitrary and prejudicial against law abiding homeowners. As I already mentioned, there are a great many UNPERMITTED rental homes that will continue to ignore any clustering requirements.

Even with a current BOS mandated limit of 900 permits in Tahoe Basin, we are not even nearing that level now. You have enough to work with to reduce complaints and correlate causation. Work on the current system first. EDC Ordinance 5.56 is a great framework - ENFORCE IT first before taking more draconian and 'big-government' measures that could lead to further avoidance of legal permits.

Thank you,
Chris K
Resident of Tahoe Basin, El Dorado County
VHR operator



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Agenda item 21-0524, April 6, 2021--Anti-clustering of the Vacation Rental Homes

1 message

Donarae Reynolds <donarae.reynolds@gmail.com>

Mon, Apr 5, 2021 at 1:23 PM

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us, The BOSTHREE <bosthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, edc.cob@edcgov.us

April 5, 2021

El Dorado County Board of Supervisors

RE: 21-0524, April 6 meeting--Anti-clustering of the Vacation Rental Homes

Dear Board of Supervisors:

I would like to first thank you for putting the cap of 900 on the Vacation Rental Homes in El Dorado County. I would like to urge you to not consider raising the cap but to keep it at 900. After four years of asking for help, writing letters, and attending meeting in person and on Zoom, this is the first time that we have received any help.

In our neighborhood, we are trying to create a sense of community, where neighbors help neighbors. In the event of an emergency, fire, or evacuation, we want to be there to help one another.

About a month ago, we lost an older gentleman neighbor. During a well check, it was found that this man had been dead for two weeks. On either side of this man's home is a Vacation Rental Home (there is a vacant lot across the street). I wonder if he might have had a chance or if he would not have gone unnoticed for so long if he had real neighbors living on either side of him.

I am writing today to ask that you institute at least a 500-foot or more distance between Vacation Rental Homes. Anything less than 500 feet would be ineffective. We need help now!

If there were less Vacation Rental Homes, there would be more homes available for local workers, local families to either buy or rent full time.

The way that these 900 licensed homes are being used every weekend goes like this—there are at least two to four families occupy these homes, so multiply eight to 14 people times 900 (7,200 - 13,500 persons per weekend). That is the actual occupancy that is occurring. VHR occupants use excess water, sewer, garbage, and parking is always an issue. Not to mention the impact to our sensitive lake, our trails, etc.

Unless you live next to or near a Vacation Home Rental, you do not really understand how they are being used. I know because we have one behind us and one across the street from us.

We need more family-friendly hotels in the tourist corridor with kitchenettes or something that would attract families.

We need your help, and we have been very patiently waiting. We need action now.

Thank you for your consideration.

Respectfully submitted,

Donarae Reynolds
2882 Lodgepole Trail
South Lake Tahoe, CA 96150
(530) 304-3262
Donarae.Reynolds@gmail.com



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

21-0524, April 6, 2021 meeting Anti clustering of the Vacation Rental Homes

Patti Wheeler <pattiwheeler@gmail.com>

Mon, Apr 5, 2021 at 2:08 PM

To: bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, edc.cob@edcgov.us, bosone@edcgov.us

El Dorado County Board of Supervisors

Dear Board of Supervisors

Hi, my name is Patti Wheeler and I am writing to you today in regards to a 500 foot or more distance between Vacation Rental Homes.

I moved to Tahoe to retire into a community, a neighborhood, not to live near tourists that come to vacation. I want a sense of community and have neighbors who are friends, who help each other out. Unless you have lived next to a Vacation Home Rental, you will not know how much noise, litter etc there is around these rentals. I understand that tourists help our economy but they should be staying in hotels, not neighborhoods. Unfortunately they are taking away living spaces from locals who work in Tahoe and have a hard time finding a place to live.

We need to put an end to this issue, we want to see a 500 foot buffer between Vacation Rental Homes, we have been waiting patiently for over 2 years now. We need action now, PLEASE!

Thank you for allowing me to express my concerns.

Respectfully,

Patti Wheeler. [3025 Lodgepole Trail, South Lake Tahoe, Ca 96150](#)



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

VHRs and Density BOS meeting of April 6, 2021 agenda item 21-0524

1 message

M & M Bird <admin@structuralmusclebalancing.org>

Mon, Apr 5, 2021 at 2:10 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, edc.cob@edcgov.us

I write to add my name to so many others.

WE NEED RELIEF FROM VHR CLUSTERING NOW, not LATER.

A buffer of 500 feet would be a step in the right direction.

It would reduce the density and clustering of these mini hotels and would go a long way toward alleviating some of the disruption, noise, trash and congestion issues felt by all neighbors of VHRs.

Until you have to live next to one, or live on a (what used to be a quiet) street with 1/3 or more of the homes now VHRs....

You. Just. Can't. Understand. The. Hell. We. Live. In.

Thank you for your consideration.

Melissa Bird

32 year Tahoe, El Dorado Resident.



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Public Comment Agenda Item #42. 21-0524 El Dorado County Board of Supervisors Meeting 4/6/21

1 message

Natalie Yanish <natalie@ca-tt.com>

Mon, Apr 5, 2021 at 3:28 PM

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us, The BOSTHREE <bosthree@edcgov.us>, bosfour@edcgov.us, bosfive@edcgov.us, novasel@aol.com

Cc: kim.dawson@edcgov.us, don.ashton@edcgov.us, david.livingston@edcgov.us, EDC COB <edc.cob@edcgov.us>

Please see the attached public comment from CATT regarding agenda item #42. 21-0524 El Dorado County Board of Supervisors meeting on 4/6/21 and confirm receipt.

Warm Regards,

Natalie Yanish

South Lake Tahoe Government Affairs Manager

Contractors Association of Truckee Tahoe

(c) 775.843.7142

natalie@ca-tt.com

www.ca-tt.com

(o) 530.550.9999

Want to see who won the 2020 CATT Awards? [Click here!](#)



 CATT Public Comment 4.6.21 El Dorado County VHR Agenda Item.pdf
79K



April 2, 2021

To The Honorable El Dorado County Board of Supervisors

John Hidahl, District I

George Turnboo, District II

Wendy Thomas, District III

Lori Parlin, District IV

Sue Novasel, District V

CC: Kim Dawson, Clerk of the Board of Supervisors

Don Ashton, Chief Administrative Officer

David Livingston, County Counsel

RE: April 6, 2021 Board of Supervisors Meeting Agenda Item #42. 21-0524: Presentation on options to address Vacation Home Rental clusters in the Tahoe Basin and provide direction to staff.

To The Honorable El Dorado County Board of Supervisors,

Although it appears this agenda item will be continued to the May 11, 2021 meeting, The Contractor Association of Truckee Tahoe (CATT) submits the following letter regarding the consideration of a new restrictive policy regarding disqualifying parcels from receiving a short term rental permit. CATT oppose a "buffer" or distance requirement for the ability to receive a short term rental permits based on location of existing permits on nearby parcels.

CATT is concerned about the taking of private property rights and the ability for property owners to garner rental income from their real property. CATT also continues to oppose a cap on the number of permits available in El Dorado County. Limitations on short term and long term rentals negatively affect future construction, redevelopment, and investment in the region.

A locational restriction of use will create the following situation:

- An inequitable policy of allowing some property owners the right to rent, and deny others the same right
- The creation of a new commodity through supply and demand of a finite resource
- Instability and uncertainty for landlords and buyers and sellers of real estate
- Constant monitoring of waiting lists for disqualified properties because of adjacent parcel existing permits expiration or termination
- A “first come first serve” policy putting neighbors in an adversarial position
- Stigmatizing ineligible parcels and affecting home values

The presentation included in the agenda item seems to not take into account the consideration of the percentage of parcels that are traditionally used for short term rental purposes (less than 15% of the housing stock). If the data provided is being interpreted correctly, the percentages of parcels that would be disqualified from obtaining a permit at the proposed buffers based on the supposition that there are a total of 9,771 eligible existing + candidate potential lots would be:

150ft = 54.33% of parcels would be ineligible

300ft = 66.5% of parcels would be ineligible

500ft = 77.32% of parcels would be ineligible

CATT again requests that the County provide a cost vs. benefit analysis of total effects of short term rental restrictions, including impacts to the construction industry, negative impacts on the workforce, administrative costs passed onto property owners, loss of overall transient occupancy tax and sales tax of construction materials, and negative impacts to the redevelopment of existing aging housing stock.

Creating onerous regulations will not solve nuisance issues. If residents of short term rentals, long term rentals, primary residences, or second homes violate that law, they should be held accountable. **Any impacts on the quality of life in neighborhoods is due to lack of enforcement and not the location of rental properties. CATT encourages the County Supervisors to redact the current cap on short term rental permits, and disapprove the consideration of arbitrary buffering zones between parcels.**

CATT continues to be an interested stakeholder and community organization that advocates for the vitality of the Tahoe region. We appreciate your time in reviewing our comments and hope to be included in policy making that affects the construction industry.

Respectfully Submitted,



Natalie Yanish
South Lake Tahoe Government Affairs Manager
Contractors Association of Truckee Tahoe
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www.ca-tt.com



Our Mission: "To promote a positive business environment for the building and housing industry and enhance opportunities for its members and the community"