



# County of El Dorado

## **Vacation Home Rental (VHR) Ordinance Amendment – VHR Clustering**

August 24, 2021

# Previous Board Direction

- Board directed staff to return with Ordinance amendments to prevent clustering of VHRs
- A new VHR would not be allowed within 500 feet of a legally existing VHR
- Measured from property line to property line
- Policy will apply County-wide
- Legally existing VHRs will phase out through attrition

# Why a Clustering Policy?

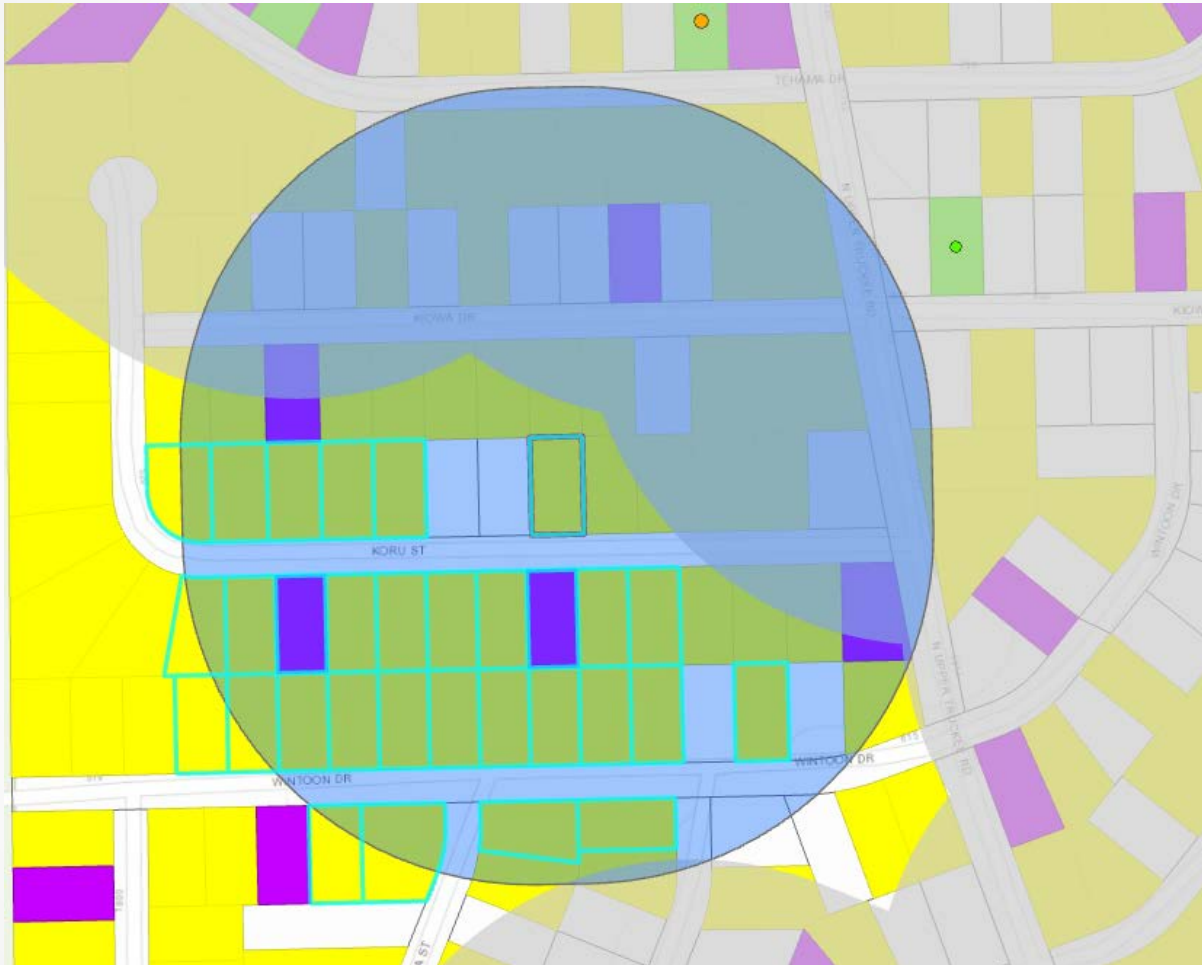
- Combats commercialization of neighborhoods
- Combats loss of sense of community
- Helps County receive residential allocations through TRPA's Performance Review System

# Proposed Ordinance Amendment

## Sec. 5.56.056. – Vacation Home Rental Clustering

No parcel shall be approved for a vacation home rental permit if it is within 500 feet of another parcel with a vacation home rental permit. Distances shall be measured from the closest property line of the property containing the currently licensed vacation home rental to the closest property line of the proposed vacation home rental measured using the El Dorado County Surveyors Geographic Information System. Currently licensed vacation home rentals shall not be denied a permit renewal based upon this criteria so long as they remain continuously licensed in good standing and owned by the same owner(s).

# 500' Buffer



This example excludes 31 Parcels

# Next Steps

- Second reading of proposed Ordinance amendment August 31, 2021
- Would go into effect 30 days after that date
- Staff will amend application and intake process

# **Questions, Discussion and Board Direction**