



Public Comment #42  
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
BOS PCVD 4-2-2021

## Board of Supervisors meeting 4/6/21. Agenda item 42 VHR

1 message

Tom and Joni Stuart <tomjoni@sbcglobal.net>  
To: Edc Cob <edc.cob@edcgov.us>

Thu, Apr 1, 2021 at 7:52 PM

PLEASE READ. I apologize for the length.

I am writing to you to support of VHR clustering ordinances. I was disappointed with the last Board of Supervisors meeting discussing VHRs. I was further surprised that one of the Board did know that the City of SLT banned VHRs. Further it is my opinion that some of the supervisors valued TOT over the interests of full time residents. Our district supervisor Sue Novasil advised me that she has to recuse herself from this important issue. Therefore our neighborhoods have no voice. This issue is too important not to have a voice.

I have attached a map from the County Planning Department showing current VHRs in my immediate neighborhood. Most importantly please note that this map reflects only permitted VHRs. In addition to those referenced in this map, there are many unpermitted illegal rentals. Would live in our neighborhoods?

I am urging the Board to do the following:

1. First and foremost, freeze the issuance of VHR permits until this issue is resolved. Homes in Tahoe are selling in a day. Buyers telling realtors that they want to get a permit before they are gone. Without quick action, all permits will be issued and this issue will become moot.
2. Adopt a buffering plan which will ban vhrs from such clusters with larger vhrs that sleep more than 12 with an even larger buffer of 1000 feet
3. Establish a system to notify neighboring parcels if a permit has been requested. We know our neighborhoods better than the planning department in Placerville and can identify illegal rentals, large rentals, problem rentals.
4. Increase the VHR permit fees so that those benefiting pay the price of enforcement not the individuals who live here. The permit fee is currently \$190. Ridiculous concerning most rent for upwards of \$300-\$600 per night.
5. With the increased permit fees, hire more enforcement officers to work on weekends.
6. Penalize those operating without permits with fines and suspending ,of any permit for a period of time. The planning department advised me that they just work with them to get a permit. Why reward them? By the way, Douglas County just imposed a \$20,000 fine for operating without a permit and further fines for other violations.

I am not opposed to VHRs but feel that there needs to be more regulations and that the bad actors should be penalized not rewarded.

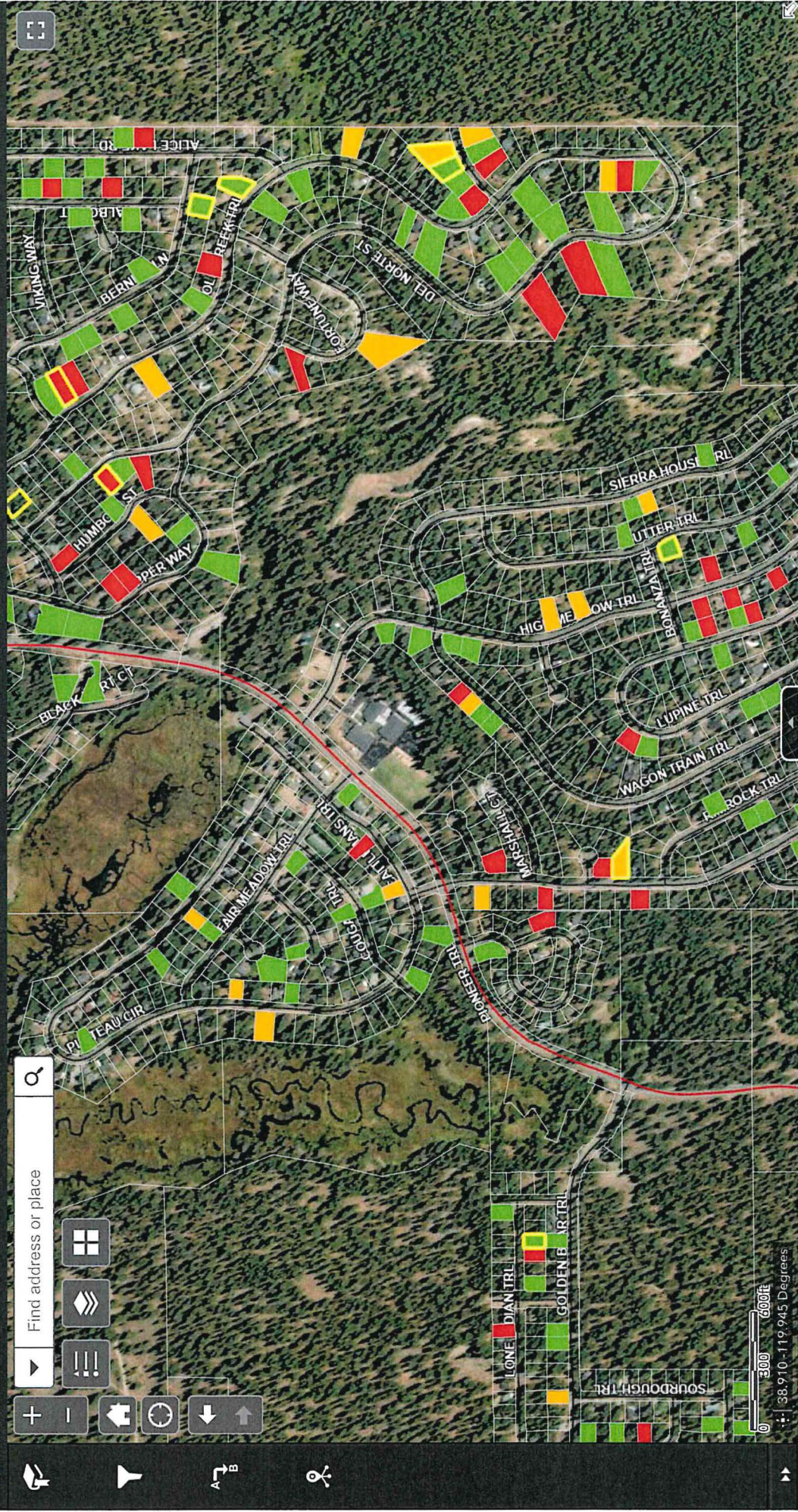
Thank you for taking the time to listen to my concerns.

Sent from AT&T Yahoo Mail for iPad  
<Vacation Home Rentals (VHR) Map.pdf>



# Vacation Home Rentals (VHR) Map

Spatially Enabled Enterprise (SEE) - County of El Dorado







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

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## Vacation Home Rental Clustering

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John <jvaski@sbcglobal.net>

Fri, Apr 2, 2021 at 9:35 AM

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

Dear Clerk of the Board ,

Since the VHR clustering issue is on the agenda - may I now include my letter as public input ?

Agenda Item 21- 0524

Letter attached

On Wednesday, March 3, 2021, 11:28:41 AM PST, County of El Dorado Clerk of the Board <edc.cob@edcgov.us> wrote:

[Quoted text hidden]

[Quoted text hidden]



**VHR 500 ft Radius restriction - BOS 3-3-21.docx**

18K

March 3, 2021

To: El Dorado County Board of Supervisors

John Adamski  
2075 Mewuk Drive  
So. Lake Tahoe, Ca 96150  
(530) 577-1412

RE: Agenda Item "Vacation Home Rentals Clustering"

Dear Members of the Board,

Four years ago, our local residents group proposed a Vacation Rental Cap and your Board chose to ignore any limitation. At that time there were approx. 600 VHRs in the county. One of our top complaints was and still is clustered of VHRs in our neighborhoods.

We subsequently proposed a "radius restriction" of one VHR for every 500-foot radius to relieve clustering and in effect provide a "cap". The Board briefly entertained the idea and chose not to pursue it. Residents continue to endure VHR nuisance and clustering in our neighborhoods.

On Feb. 9 2021 the BOS tentatively approved a 1000 ft radius restriction (buffer) on VHRs with 12 occupants or more, and 300 ft radius restriction on the remainder.

This tentative approval is flawed for the following reasons:

- The 1000 ft buffer on VHRs with 12 + occupants will restrict only 10% of all VHRs.
- The 300 ft buffer on the remainder will not provide significant distancing to realize the Board's stated "goal" in nuisance and noise reduction for residents.
- Most lots in Tahoe county areas are between approx. 75 x 140' and 67 x 110' in size. A 300 ft buffer will still allow nearly back-to-back VHRs from one street to the next.
- Enforcement with ONE clear distance buffer (example 500 ft) would be much easier to enforce, thereby reducing additional enforcement staff and expense.
- The stated "Goal" of VHR saturation/ clustering restriction should not be based upon TOT revenue produced – but rather a serious effort to achieve reasonable relief for residents suffering nuisances.
- Brendan Ferry's chart of buffer distance comparisons clearly demonstrates the 500 foot buffer distance is very closely aligned with the already established 900 VHR maximum Cap.

It is very clear that if we truly want to achieve the "goal" of clustering relief for residents in neighborhoods – the 500-foot buffer alone works best. It has been employed in other cities.

Please make the right decision to simplify the VHR radius restriction to 500 feet county wide for all Vacation Homes.

Local residents have suffered way too many years by inadequate VHR regulation.

Thank you,

John Adamski



*Public Comment 21-0524*  
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
*Read 4/2/21*

**Public comment on proposed VHR clustering rule - 42. 21-0524**

3 messages

Sharon Kerrigan <sharon@staor.org>

Fri, Apr 2, 2021 at 3:36 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Cc: Sharon Kerrigan <sharon@staor.org>, "Sue Novasel (sue.novasel@edcgov.us)" <sue.novasel@edcgov.us>

Hello,

We would like to submit the attached letter as public comment on the proposed VHR clustering rule for the County areas of the Tahoe Basin. It's my understanding that this item is to be agendized for April 6<sup>th</sup>, though it is possible it may be continued.

Could you please confirm that this was received and will be included in the public comment for the Supervisors and members of the public?

All the best,

**Sharon Kerrigan, ePro**

Executive Vice President

South Tahoe Association of REALTORS®

p: 530.541.7007 | c: 530.545.3295

e: [sharon@staor.org](mailto:sharon@staor.org) | w: <http://staor.org>



 **04.02.2021-STAR.Ltr2EDCBOSreVHRclusters.pdf**  
114K

**County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>  
To: Sharon Kerrigan <sharon@staor.org>

Fri, Apr 2, 2021 at 3:38 PM

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

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**County of El Dorado Clerk of the Board** <edc.cob@edcgov.us> Fri, Apr 2, 2021 at 3:39 PM  
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>,  
The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

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114K



*South Tahoe Association of REALTORS®*  
2307 James Ave., South Lake Tahoe, CA 96150  
o: 530.541.7007 | e: [STAOR@STAOR.org](mailto:STAOR@STAOR.org)

El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

To the Honorable Supervisors of the Board:

RE: Consideration of a “clustering” rule for Vacation Home Rentals (VHRs) in County Areas of the Tahoe Basin

The South Tahoe Association of REALTORS® (STAR) submits this letter to the El Dorado County Board of Supervisors to express opposition to additional regulation, including a “clustering” rule, regarding short-term rentals, as well as a desire to support the Board’s consideration of all residents and property owners in the Tahoe Basin area of the County. We strongly urge the Board of Supervisors to enact enforcement of current policies before layering additional burdensome rules that stand no chance of resolving resident’s issues without essential enforcement.

The divisiveness around the issue of vacation rentals is serious and real for our community. Enforcement of the rules is critical, and we expect that it will be increasingly needed whether there are permits available or not. An unintended consequence of limiting the vacation rental permits may be to force more rental activity underground, adding pressure not only for enforcement but for identification of the properties operating without regard for the ordinance – including non-payment of taxes that support the Tahoe Basin and El Dorado County. Unpermitted use looks a lot like what residents are taking issue with now - loud noise, cars parked on the street, and the annoyance of having to pick up the phone to complain – although in this instance making a call directly to the Sheriff rather than a local contact or rental company. Without enforcement these calls will continue and almost certainly increase.

For many years, and at the cost of many marketing dollars, this community has shifted its focus toward gaining families as visitors, and families stay in vacation rentals. We advertised to adventure seeking visitors, and adventurous travelers stay in vacation rentals. Many businesses continue to struggle, and vacation rentals provide viable income to many locals through management, cleaning, maintenance, as well as all of the businesses that vacation renters patronize while in the area. We hope the Board of Supervisors is weighing the potential impacts to working families in the Tahoe Basin when considering limitations to vacation rental permits. With the City of South Lake Tahoe just now eliminating vacation rental permits, after a measure that passed by a close 58 votes and is still in litigation, the effects on the local workforce will be worth monitoring for the region as a whole.

Arguments have been made that removing VHR permits in the City would make more housing available to locals. As REALTORS®, we can tell you that our economy for real estate is largely a satellite to metropolitan areas in Northern California. When South Lake Tahoe area properties become available for sale or rent, locals have a very difficult time competing with rich resources from off the hill. Whether the removal of permits, associated with about 10 percent of the local housing stock, equates to opportunities for housing for those on a local income remains to be seen. We have observed over the last 9 months that without permits available, many clients purchasing a second home have moved to a lower price point, putting them in direct competition for houses that locals can afford.

The right to derive income from private property is a basic component of the ownership of real property. The right to rent property, when exercised as a privilege through the County’s thoughtful existing vacation home rental ordinance, should be an available option to property owners. The key to balancing the preservation of fundamental property rights with the rights of constituents who feel burdened by short-term rentals is not a compromise, it is enforcement of the existing ordinance. We humbly urge you to consider allowing the cap on VHRs to take effect, to ramp up enforcement of both legal and illegal VHRs, and to table consideration of a clustering rule.

Respectfully,

Kili Rahbeck,  
2021 President