

11/17/2020

Edcgov.us Mail - Letter

Public Comment 35



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EDC COB <edc.cob@edcgov.us>

Letter

1 message

BOS 11/17/2020

Josh Priou <jpriou@tahoeres.com>

Tue, Nov 17, 2020 at 9:01 AM

To: edc.cob@edcgov.us

I missed the deadline but I am hoping you can submit this letter regarding vacation rentals. I sent this to don Ashton back in May and never received a response. These questions are important to the reasons why the County is considering capping the # of VHR permits. I feel the Supervisors should have complete information and statistics before making a decision. I'll attend the meeting as well.

Thanks!

Joshua Priou

General Manager

Lake Tahoe Accommodations

530-543-4129

jpriou@tahoeres.com

El Dorado County Letter 05-22-20.doc
368K

May 22, 2020

Re: Vacation Rental Information
El Dorado County Discussion for Future Ordinance Changes

Dear Chief Administrative Officer Don Ashton,

As a 40 year company doing vacation rentals in the South Lake Tahoe area including El Dorado County we would like to make a request that we have made to our representative Sue Novasel many times. Before you implement regulations on vacation rentals, analyze the data which you should have been collecting for the last few years. Such as:

- Where are the problems coming from?
- Is it because of an irresponsible owner who doesn't screen or notify his renters of acceptable behavior? Or because of an overzealous neighbor who has a bias against tourists anywhere nearby?
- Does the number of renters or maximum occupancy contribute to normal frequent verifiable complaints?
- Are professionally managed properties less problematic than absentee owned VRBO's?
- What is the statistic between complaints versus citations? How many citations have been given?
- Is the anti-clustering concept by the "TRPA" supportable by any statistical analysis?
- Is enforcement working? What is the record? What is the percentage of suspended permits that you have?
- Have you reviewed the City of South Lake Tahoe's statistics and what are your conclusions?
- What would be your goals in writing new regulation?

In conclusion, we have always participated in government hearings and sub-committees but it seems that government's minds are always made up before they have reviewed the input. We request that you review the data before making any decisions. Please do not proceed on a ready, fire, aim basis in your future judgments.

Sincerely,

Joshua Priou - General Manager at Lake Tahoe Accommodations with 26 years in the hospitality industry and who has been providing City of SLT complaint statistics for almost 2 years to the BOS

Jim Morris - a 40 year vacation rental business owner in the County of El Dorado

530-543-4129
jpriou@tahoeres.com

CC: County of El Dorado Board of Supervisors



EDC COB <edc.cob@edcgov.us>

Fwd: VHR clusters

Jennifer Franich <jennifer.franich@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Tue, Nov 17, 2020 at 9:47 AM

Please attach as public comment for item #35 (20-1477).

Jennifer Franich
Principal Management Analyst

County of El Dorado
Chief Administrative Office
330 Fair Lane
Placerville, CA 95667
(530) 621-7539
jennifer.franich@edcgov.us

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Thank you.

----- Forwarded message -----
From: **Joseph Arton** <josepharton@sbcglobal.net>
Date: Mon, Nov 16, 2020 at 2:31 PM
Subject: VHR clusters
To: jennifer.franich@edcgov.us <jennifer.franich@edcgov.us>

Jennifer,

I received a notice of proposed amendments to the VHR ordinance however, I did not see VHR clustering addressed. I am surrounded by several VHR's and am very interested to know how the supervisors intend to deal with the problem. I have brought my specific attention to them in the past and from comments that I received thought that clustering would be a priority.

Thanks for bringing this to their attention again.

Joe Arton
1700 Meadow Vale Drive
PO Box 550305
South Lake Tahoe, CA 96155
cell: 925 787 9702

Public Comment #35



LATE DISTRIBUTION

DATE BOS read 11/17/2020

EDC COB <edc.cob@edcgov.us>

BOS 11/17/2020

Public comment for Nov 17th EDCBOS Meeting Item 35. 20-1477

1 message

Sharon Kerrigan <sharon@staor.org>

Mon, Nov 16, 2020 at 4:14 PM

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

Cc: "sue.novasel@edcgov.us" <sue.novasel@edcgov.us>, Rhonda Keen <rhonda.keen@gmail.com>, Sharon Kerrigan <sharon@staor.org>

To the Clerk of the El Dorado County Board of Supervisors:

We respectfully request that the attached letter be included as public comment on Item #35 20-1477 – 1st reading to revise the ordinance for Vacation Home Rentals and to institute a cap.

Could you please confirm receipt and let us know if this can be included? Thank you!

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 | w: <http://staor.org>



Ltr2EDCBOSreVHRcapInCounty-Signed.pdf
273K

11/16/2020

Edcgov.us Mail - Public comment for Nov 17th EDCBOS Meeting Item 35. 20-1477



South Tahoe Association of REALTORS®

2307 James Avenue

South Lake Tahoe, CA 96150

o: 530.541.7007 | c: 530.545.3295 | e: STAOR@STAOR.org

November 16, 2020

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

RE: Proposed cap of VHRs in unincorporated areas of South Lake Tahoe on 11/17/2020 Agenda

To Honorable Supervisors Hidahl, Frentzen, Veerkamp, Parlin and Novasel:

We are writing to submit public comment on the consideration of a “cap” on Vacation Home Rentals (VHRs) in County, or unincorporated, areas of South Lake Tahoe. The South Tahoe Association of REALTORS® represents more than 300 members living and working in South Tahoe.

It is our understanding that El Dorado County currently has approximately 900 permitted VHRs, but that Host Compliance has identified a possible additional 600 properties that are being renting illegally without permits. As they are unpermitted, the County isn’t receiving TOT revenue from those rentals, but must deal with any nuisance issues regardless.

We also understand that residents in the County have been seeking relief for a few years from nuisance issues - noise, trash, parking - caused by both permitted and unpermitted VHRs. We have participated in workshops and attended meetings pertaining to these concerns. We support strong regulations and robust enforcement of any nuisance issues caused by VHRs, long term tenants, full-time and part-time resident owners alike.

Enacting a cap will not resolve the actual nuisance issues. Unless combined with robust enforcement, a cap would do little to solve these problems. We urge you to focus on enforcement. In order to do that, the County must have a mechanism to raise funds to pay for it. We respectfully recommend the following ideas to fund an enforcement program:


- **Increase permit fees.** EDC’s VHR permit fees are very nominal in comparison to other jurisdictions, and those who are committed to renting their property on a short-term basis will be willing to pay increased fees. The City of South Lake Tahoe has a tier pricing program based upon the number of bedrooms (\$250 per year for 1-4 bedrooms, \$500 for 5-8 bedrooms and \$1,000 for 9+ bedrooms), and we recommend something similar for El Dorado County.
- **Establish a flat enforcement fee** in addition to the permit fees.
- **Consider an alternative online platform** to assist with management and enforcement of VHRs that may be more economical than what is being used currently.
- **Consider outsourcing** some functions of the VHR program.

Whenever a local government agency considers establishing a cap on something, it typically results in a “run on the banks.” Property owners will likely rush to obtain a permit while they are still able. The staff at El Dorado County handling processing of new and renewing permits can expect at least a temporary influx of requests and increase in workload. While we want unpermitted VHRs to become

legally permitted, we recognize that there will be at least a temporary burden to staff, and any nuisance issues will not be addressed until proper enforcement is in place.

With additional fees dedicated to the VHR program and enforcement, the County will be able to hire staff and/or outsource to better track VHRs, fine unpermitted VHRs and handle enforcement of nuisance issues promptly and effectively. We urge you to take these steps prior to considering enacting a cap.

Respectfully,

DocuSigned by:

6BE65D25001547E...
Rhonda Keen
2020 President



EDC COB <edc.cob@edcgov.us>

VHR Ordinance

1 message

Julie Gudaitis <jgudaitis@gmail.com>
To: edc.cob@edcgov.us

Mon, Nov 16, 2020 at 4:33 PM

To whom it may concern:

First, I am so glad that you are finally talking about limiting the number of permits allowed in EDC! What a wonderful step you are taking to give the neighborhoods back to the full time residents that make up our community.

However, our neighborhoods are already being overrun by short term rentals. I am surprised and frustrated to see that you are going to allow more than there is currently. In an effort to understand your decision better, I have a few questions:

- 1) How are you planning on distributing those permits so that one neighborhood or street doesn't get completely taken over?
- 2) How did you come up with 1050? Is that based on the current number of residences? Current population?
- 3) What other criteria will be enforced, just as parking, trash and noise? Will this ordinance also allow for more code enforcers?

Thank you for your time.

Julia Ward
812-272-3351