



**BOARD OF SUPERVISORS
AUGUST 28, 2018**



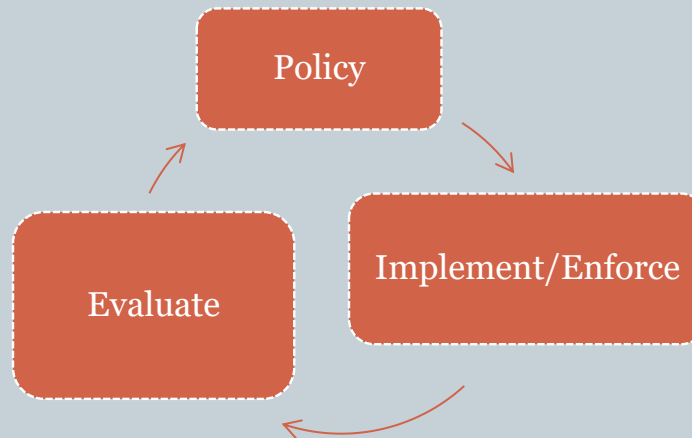
Vacation Home Rental (VHR) Ad Hoc Committee Recommendations



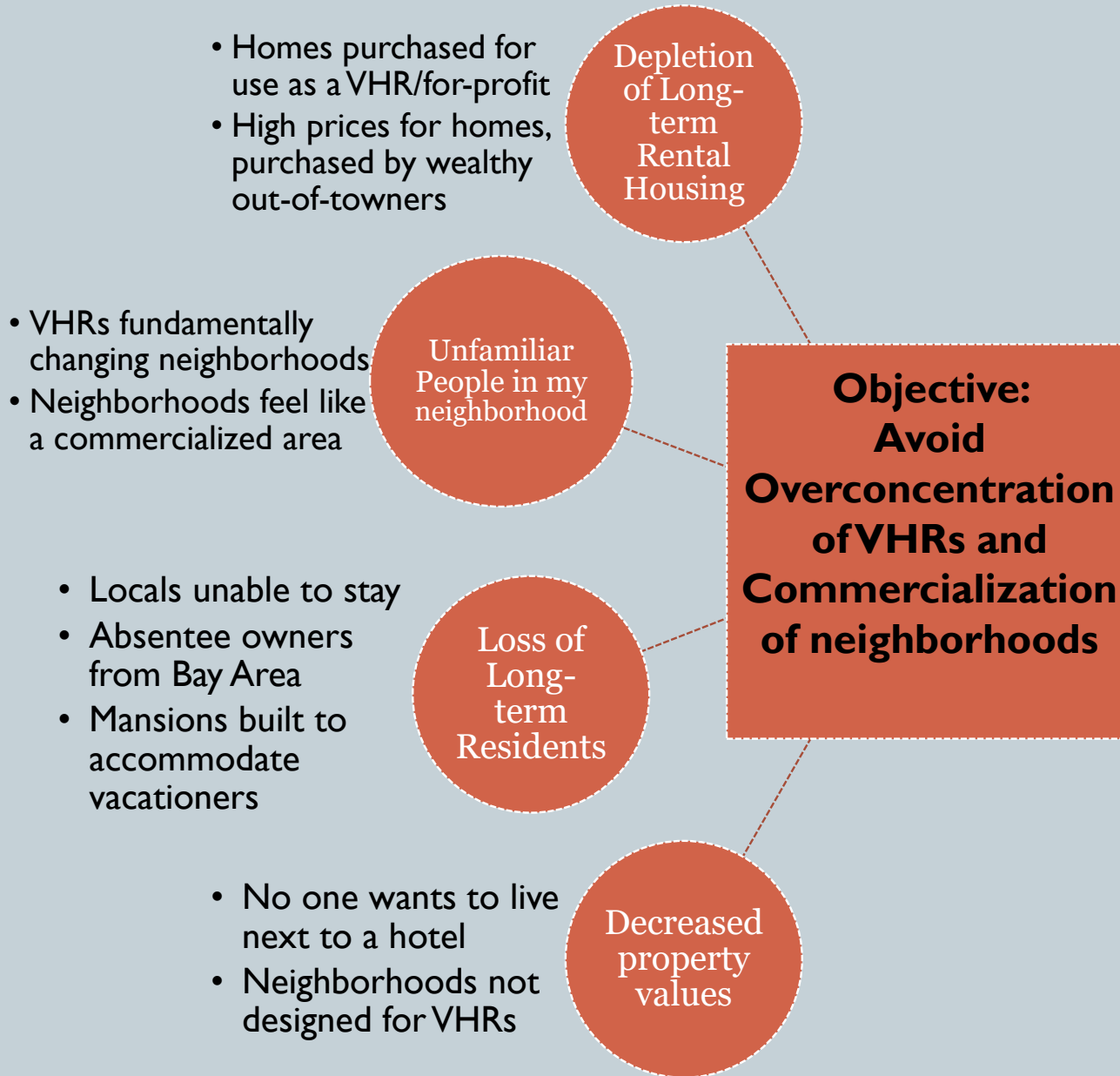
Goal: Set of modernized policies and enforcement methods that retain the benefits of VHRs, prevents or mitigates the impact on neighborhoods, and minimizes their impact on public services.

Objective: Improve
Neighborhood
Compatibility

Objective: Avoid
Overconcentration of
VHRs and
Commercialization of
neighborhoods







Cities/Counties for Comparison

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- How are other jurisdictions addressing VHRs?
- Chosen for geographical/population/other similarities and tourist industry
- The List:

Napa County
County of Sonoma
Monterey County
County of Riverside
Santa Barbara County
Marin County
San Luis Obispo County
Placer County
Mono County

Mendocino County
Douglas County, NV
City of South Lake Tahoe
City of Palm Springs
City of Palm Desert
City of Napa
City of Healdsburg
City of Santa Barbara

VHR Meeting Recap

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- **January 9, 2018 BOS Meeting - Placerville**
 - Board declined to impose a moratorium on new VHR permits;
 - Ad Hoc Committee to study the issue and return with recommendations
- **February 1, 2018 BOS Meeting – South Lake Tahoe**
 - Ordinance revision concepts presented
 - Public input exercise
 - Meeting discontinued prior to public comment and Board discussion

VHR Meeting Recap

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- February 12, 2018 Ad Hoc Committee Meeting - Meyers
 - Ordinance concepts presented
 - Results of 2/1/18 exercise presented
 - Public comment (written and oral)
- March 13, 2018 BOS Meeting - Placerville
 - Conceptual approval by BOS to proceed with review of VHR functions
- April 12, 2018 Ad Hoc Committee Meeting - Meyers
 - Online survey regarding nuisance issues
 - Policy/enforcement options exercise regarding issue of noise

VHR Meeting Recap

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- **April 23 Ad Hoc Committee - Placerville**
 - Ordinance concepts presented
 - Discussion of expanding VHR permitting process to West Slope
 - Review of Ad Hoc Committee Goal and Objectives
- **May 2 BOS Meeting- South Lake Tahoe**
 - Approval of conceptual ordinance revisions
 - All concepts approved,
 - Direction to reduce the required response time for Local Contact Person from 60 minutes to 30 minutes

VHR Meeting Recap

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- **May 9 Ad Hoc Committee - Meyers**
 - Policy/enforcement options exercise regarding safety, parking, trash, trespass
- **June 5 – BOS Meeting - Placerville**
 - Second Reading of ordinance (8 initial ordinance changes)
 - Changes effective July 5, 2018
- **June 11 Ad Hoc Committee – Meyers**
 - Policy/enforcement options exercise regarding VHR concentration
- **June 25 Ad Hoc Committee – Meeks Bay Fire Station 61**
 - Discussion of recent ordinance changes, Ad Hoc committee work re-cap, and issues specific to the West Shore

VHR Meeting Recap

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- July 24 – BOS Meeting - Placerville
 - Approval in concept of additional ordinance revisions
 - ✦ Limit overnight occupancy to 12, not including children 5 and under, regardless of size of home
 - ✦ Quiet hours 10:00 p.m.-8:00 a.m.
 - ✦ Penalties assessed to violator
 - ✦ Fire and life safety requirements
 - ✦ Owner and manager certification requirement
 - ✦ Penalties for non-permitted operations
 - ✦ Notification to residents of VHR permits issued
 - ✦ Limit on total number of permits in the unincorporated area of the Lake Tahoe Basin

VHR Meeting Recap

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- July 26 – Ad Hoc Committee Meeting – Placerville
 - Review of Board’s conceptually approved revisions
 - Public input
 - ✦ General consensus that focus should be on enforcement
 - ✦ Concerns about effect of total limit on permits on construction of new homes and resale of existing homes
 - ✦ Concerns about clustering- not addressed by total limit
 - ✦ Concerns about occupancy cap of 12 - CUP process is costly and cap may not be necessary for larger parcels

Ad Hoc Revised Recommendations

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- Do not impose a limit on VHR permits in unincorporated area of Tahoe Basin
 - Focus on enforcement
 - Collect data
 - Reconsider no later than one year from ordinance effective date
- Do not limit overnight occupancy to 12
 - Focus on enforcement
 - Collect data
 - Consider imposition of additional regulations on larger occupancy VHRs
 - ✦ In ordinance rather than through CUP process
 - Reconsider no later than one year from ordinance effective date

Next Steps

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- Final Passage – September 11
- Dissolution of Ad Hoc Committee
- Adoption of VHR inspection fees
- Report to Board no later than October, 2019