



Public Comment #22
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>
Bos Recd. 8-24-21

Proposed VHR Ordinance

Melissa Davis Balough <melissahdavis@gmail.com>
To: edc.cob@edcgov.us

Mon, Aug 23, 2021 at 4:44 PM

Dear Board of Supervisors,

We write as two El Dorado County and South Lake Tahoe citizens and voters. We own our home here as well as a second home we rent out for short-term rentals. The rental provides our family with much-needed income, provides the county with much-needed tax revenue, and visiting families with much-needed accommodation outside of the motels and the tourist corridor. We run the rental responsibly and with great attention to screening and selecting our renters. We do not rent to partiers. We have had no complaints. We are proud of our record. There is a vacation rental just across the street from our rental. Similarly, this rental is run responsibly. To our knowledge, they have never had any complaints.

We believe the Board is attacking the wrong issue. The issue is less the density of vacation rentals in a neighborhood, and more a smaller number of rentals that are "problem rentals." For instance, there is a vacation rental across the street from our home that is great. Always nice folks. No noise. We are friendly with the owner who is here often. Just across a vacant lot sits a giant rental that is always full. The guests are almost uniformly noisy and inattentive to garbage control. We and other neighbors have called the rental company and the Sheriff almost monthly for several years. Their permit is always under review or in some sort of limbo. Across the street from that one, is another that has a history of noise and disruption - including a huge amount of Sheriff deputies called out on July 4th for a domestic violence call.

So we ask you - why are the responsible owners who care about their neighbors being punished for the sins of vacation rentals managed by faceless and presentless management companies who are complained about often and operate with impunity? Our modest three-bedroom is quite different in scale than the 10 bedroom and 12 bedroom Mega-Rentals that make up the vast majority of "problem rentals." If you are going to restrict anyone, restrict them.

The policy you are thinking about imposing is somewhat arbitrary. Why 500 feet? Why not 400? Or 800? Why property line to property line? Why not from the wall of the house to the wall of the house?

There is a middle road here between those who would allow widespread vacation rentals and those who would ban every last single one of them. Those who manage their properties well have some great ideas on how to fix all this. A big start would be if the visitor's authorities stopped advertising Tahoe as a party location. Zone some of the Mega-Rentals to be Bed and Breakfasts instead.

We appreciate your attention to our point of view.

- We write anonymously because we fear retribution from the anti-VHR crowd. We live in South Lake Tahoe in the county.



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

Item #21-1262 VHR Clusters

Stephanie Demsar <sdemsar@pacbell.net>

Mon, Aug 23, 2021 at 5:50 PM

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

Dear Board of Supervisors,

I am writing to you in regards to item#21-1262 on the agenda for meeting 8/24/2021.

I've attached a letter that has been put into circulation to County residents to garner support to change the reading of a 500ft buffer zone.

I would like to plead with the board to go forward with this decision. Many would like to see no VHRS, however I feel the buffer zone and cap is a very needed remedy to try to balance tourism and community at the same time as protecting the character of our neighborhoods. Will it solve problems over night? No, but it will in time. It also assures us the other second homes and new homes purchased will not turn into a new VHR completely surrounding residents.

I have three VHRS directly next to my home. They will keep their permits, but with the new buffer I am assured the other second homes or if someone moves, those homes will not become a VHR completely surrounding me. And in time through attrition I may yet see some relief.

When I read the attached letter I was angered. In this letter it is stated that our neighborhoods lack character and used to be filled with empty vacant vacation homes. I'm Very sorry Joshua raised his family on a lonely street. We now have 11 children on our block and another baby on the way.

These families are mixed with clusters of VHRS. (The biggest cluster around my home, lucky me!!) When bachelor or bachelorette parties come and they come a lot it's difficult.

A buffer zone and Cap is the only way to balance our neighborhoods.

Many would prefer no VHRs, A 900 home Cap and buffer of 500 ft is a compromise we may all be able to live with.

Thank you

Stephanie Demsar

Sent from my iPhone

**Lake Tahoe Accomodations Letter.pdf**

457K



PREMIER
VACATION
RENTALS

LAKE TAHOE
ACCOMMODATIONS

May 27, 2021

2048 Dunlap Drive
South Lake Tahoe, California 96150
530.544.3211
800.544.3211
FAX 530.542.1811

Re: Vacation Rentals
El Dorado County Board of Supervisors Decision

Dear Homeowner,

On Tuesday, May 11th, 2021 the Board of Supervisors directed staff to revise the VHR Ordinance to add a 500-foot buffer around all active VHR permits. This will be brought back to the Board no later than 90 days from May 11th. If you already have a VHR permit, and it is in good standing this will not affect your property. If you live in your Tahoe home and you have a bad VHR nearby, this also will not affect your property, the nuisance will still be there.

Board member Sue Novasel who represents the Tahoe Basin, decided this was a good idea without any research as to whether or not it would bring a good change, will make any difference at all, or was made with any bonified statistics. Mrs. Novasel says it ISN'T about nuisances, It is about the character of the neighborhood. I lived in the County for many years and one thing I can say is, I do not understand what character of the neighborhood there is? Around my house there was nothing but empty vacation homes, no children for my kids to play with, and the only time I saw my neighbors was during the holiday

Not only is there a 900-permit cap (which has now been met) which was also voted on out of the blue without any statistical analysis, but if you were thinking of one day getting a permit to rent your home, you may be out of luck for however many years if there is a neighbor within 500 feet of your property that already has a permit.

Back in May of 2020 I asked the Supervisors and Chief Administrative Officer Don Ashton several simple questions about statistics the county may or may not have gathered prior to implementing such extreme regulation, their response came 7 months later. The response was a pandering of over simplified answers so that the county didn't have to actually answer anything or say they didn't know. I wrote a response to that letter that I have attached here, I wonder if they will respond?

Bottom line... now is the time to act even if you have a VHR permit already. Please reach out the Supervisors and tell them this is not practical, without merit, and does nothing for current VHR problem causers. Please contact Joshua Priou at 888-417-1402 to discuss the future of VHR's in El Dorado County or to discuss future management of your home so I can get in line and on the waiting list for a VHR permit.

Sue Novasel – 530-621-6577 – bosfive@edcgov.us

John Hidahl – 530-621-5650 bosone@edcgov.us

George Turnboo – 530-621-5651 – bostwo@edcgov.us

Wendy Thomas – 530-621-5652 – bosthree@edcgov.us

Lori Parlin – 530-621-6513 – bosfour@edcgov.us

Don Ashton – Chief Administrative Officer – 530-621-5567 - don.ashton@edcgov.us

Sincerely,

Joshua Priou
General Manager
Lake Tahoe Accommodations
530-543-4129 or 888-417-1402
jpriou@tahoeres.com

INCLINE VILLAGE - 800 Southwood, Suite 112 - Incline Village, NV 89451 - 775.832.4475
STATELINE – 292 #31 Kingsbury Grade - P.O. Box 3824 - Stateline, NV 89449 - 775.588.5684
NORTH TAHOE - 905 N. Lake Blvd - P.O. Box 5426 - Tahoe City, CA 96145 - 530.581.5210
www.tahoecommodations.com - email lta@tahoecommodations.com

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

NO to VHR Buffers

Michael Passaretti <mjp16@hotmail.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Tue, Aug 24, 2021 at 6:28 AM

Clerk of the board,
I emailed the board members this earlier this week. But I noticed this message was not added to the public comments. Please include these comments in the public record:

A buffer rule has good intentions. However it is a unproven way to try to reduce local complaints, and it has guaranteed significant downsides for locals.

A buffer rule will unintentionally harm local home owners, and it is the wrong way to handle current VHR issues.

Because this rule does nothing to current VHRs it will have NO reduction of the current complaints.

This rule will artificially inflate prices of houses on a streets with no VHRs, and encourage new VHRs to be put where there currently are none. This will add a NEW group of people complaining.

If there are problem VHRs, a buffer rule will create MORE complaints, not less, because VHR clusters reduce their contact with locals. Complaints largely come from direct neighbors. Letting VHRs group together keeps them isolated from more locals. Encouraging VHRs to spread out will put them in proximity to MORE locals.

A buffer rule will further prevent local residents who need to occasionally rent their house.

A buffer rule will benefit current out of town investors since they will now own a scarce commodity. When a select few have a VHR permit, and this becomes a scarce commodity, it will encourage those with a VHR to only rent VHR, it will encourage them to NEVER sell their home to a local.

We have just enacted significant VHR restrictions this year, the effects of which are yet to be seen.

Please postpone this vote until we see the effects of these recently adopted ordinances.

People complain of a "sense of community." We cannot legislate a "sense of community." We cannot legislate feelings. These homes would remain empty if they did not have VHRs. More legislation will not create any sense of community.

Taking away homeowner's freedoms should be the last resort.

On a personal note:

I am a Tahoe local, and I have recently been able to purchase my first home.

I own a house surrounded by vacation rentals. As do many of my local friends.

If I ever went out of town and wanted to vacation rent my house, there are no neighbors that would be affected because they are all VHRs or 2nd homes. This rule would disallow me to rent my own house while I'm away, simply because a out-of-town investor rents a full-time vacation rental business next door to me.

That clearly benefits the out-of-town investor, and harms us local resident homeowners.

Taking away local homeowner's rights should be the absolute last option.

Whatever you do I beg you to only allow new rules to take effect AFTER the current VHR waitlist has been exhausted.

That will at least help current new homeowners who have been stuck in the middle of this.

In fact, we should prioritize local, resident, homeowners who own 1 and only 1 house.

Local resident homeowners wanting to travel for a summer is not the source of the complaints. But they will be the ones punished.

The original intention of VRBO was that a homeowner in San Diego has the freedom to spend a season in Denver, while another homeowner from Florida rents their house while they are away.

We have seen investors abuse and exploit this system, and those abusers have lead to the vast majority of complaints.

We should clearly target abusers, and avoid removing freedoms from other resident homeowners who wish to travel occasionally.

Please do not enact any new broad regulations until we have targeted abusers without allowing for local, single home, resident homeowners to be caught in the crossfire.

I ask we postpone this buffer rule vote until we see the effect of current ordinances.

And again, whatever you do, I sincerely ask you to allow new rules to take effect only AFTER we take care of the current local homeowners who are on the VHR waitlist.

Thank you so much for your time and consideration.

-Michael