

#32



LATE DISTRIBUTION

EDC COB <edc.cob@edcgov.us>

DATE 7/23/2018 BUS 7/24/2014

Re: Vacation Rentals "El Dorado County - Tahoe Area

1 message

Assignment Manager <renotahoeappraiser@yahoo.com>

Fri, Jul 20, 2018 at 5:09 PM

Reply-To: Assignment Manager <renotahoeappraiser@yahoo.com>

To: edc.cob@edcgov.us

Would like to see TOT tax going back to area or origin to help repair county roads in the Tahoe Area. Bad condition indeed.

Thanks,
John Leo
Lynda Eckols

To the Board of Supervisors and VHR AD Hoc Committee,

We find your proposals in this VHR Conceptual Recommendations Document to be a perfect example of your intentional disregard for all the problems you have literally outlined on pages 10 and 11.

It is obvious that you as a Board of Supervisors do not have an interest to provide any genuine relief to full time residents with substantial Ordinance Revisions.

WE AGAIN ask a MORATORIUM on all new VHR Permitting Immediately.

Your previous VHR Ad Hoc Objectives document (in June) also outlined the same genuine issues and problems that your VHR Program currently has – and contained some of the realistic remedies to cure them.

Vacation Home Rentals are definitely a **“Commercial Hotel Business “** and **violate the meaning and intent of Single Family Dwelling Zoning.** You have called your Vhr’s many different things throughout the past year both in meetings and documentation (you have called them single family dwellings, residential properties, and now “home businesses” in the current document)

(1) Regardless of what you choose to call these Vhr’s – They are quite legitimately **Commercial Hotel Businesses** and should be treated as such. They are no different than a Daycare Center or any other “Business” applied to a residential zoning. (except that they are much more destructive to neighborhoods)

WE believe ALL VHR’s should be conditional use permitted because they are businesses.

(2) Your proposed Cap of 900 is unreasonable, and demonstrates your determination not to address the fact that we already have way too many VHR’s in the Tahoe County residential areas. These VHR problems began to dramatically escalate around 2016 when we had approx 600 Vhr’s in this area. **WE again want a 600 VHR’s CAP in place now.**

(3) Regarding the “saturation and clustering” problems - You have danced around this problem long enough. **WE again want a 500 ft RADIUS between all Vhr’s and Airb&b’s put into place.** This is the only way local residents are going to achieve some relief from the public and private Nuisances these Vhr’s have caused us with your negligent program.

Our group **Tahoe Residents First** has spent countless days and months attempting to negotiate with you revisions to the Vhr Ordinance that are common sense and would provide genuine relief.

We have repeatedly provided you with obvious common sense remedies for VHR problems with the hopes you would adopt some of them.

You have so far chosen to ignore any substantial Ordinance restrictions to provide relief for residents.

WE want a MORATORIUM on all new VHR permitting put in place now.

Sincerely , John Adamski – Tahoe Residents First



EDC COB <edc.cob@edcgov.us>

VHR clusters

1 message

Tim Coolbaugh <timsresort@att.net>
To: edc.cob@edcgov.us

Sun, Jul 22, 2018 at 8:22 AM

While we appreciate the work of the Ad Hoc committee, we do not see any relief from clusters of VHR's here. What happened to the 3 alternatives? Unless you take action on thinning out VHR's from residential neighborhoods, we, the residents of this county that you represent, are not going to let you rest.

Tim Coolbaugh

Sent from my iPhone



EDC COB <edc.cob@edcgov.us>

VHR Meeting

1 message

Hazel Murphy <purplehaze1933@att.net>

Sun, Jul 22, 2018 at 1:49 PM

Reply-To: Hazel Murphy <purplehaze1933@att.net>

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

Hi , my name is Hazel Murphy and I live out in the county in South Lake Tahoe. Now I've been to three of these meetings since the beginning of this summer and I tell you things are pretty crazy here on my block that has around 8 vacation rentals, one on each side of me and one in front of me !! Anyway they are still parking in the street were it makes it a lot harder getting out of my driveway, I know there here to stay , darn it anyways, but if it could be mandatory for them to block the view of there business, such as trees .I've been in South Lake Tahoe for thirty eight years home owner, property tax payer for 20 yrs. I've worked up here in the same place for 31 yrs I really chairish my privacy. Hopefully that can be in the meeting at some point, Will someone please get back with me and let me know if this makes any kind of difference. Thank You Hazel



EDC COB <edc.cob@edcgov.us>

Vhr conceptual ordinance

1 message

Stephanie Demsar <sdemsar@pacbell.net>
To: The BOSFIVE <bosfive@edcgov.us>
Cc: edc.cob@edcgov.us

Sun, Jul 22, 2018 at 3:54 PM

I write this letter with much disappointment in our Ad Hoc committee. I have attended every BOS meeting and Ad Hoc meeting pertaining to VHR's since October of 2017. My self and Many others spoke about the disruption to our lives that come with commercial rental businesses that have flooded our neighborhoods. My disappointment comes from the promise of relief and change. With all that has been done to date and with the suggested ordinance and cap to come I see zero change or relief to come at all!

This summer my block has increased its occupancy at all vhrs. It is even busier than last year. Every single VHR for 2 blocks of my home are filled. Guest check in, check out, the property is cleaned and within hours new guest arrive. Clearly hotels.

Putting a cap at 900 permitted VHRs is just adding to our numbers, traffic and nuisance.

No mention has been made of density of 500 feet to break up clusters.

I attended all the city council meeting in South Lake regarding VHR's and the same exact thing happened there. The city council kept raising the cap, got rid of density rule to break up clusters and now they have an initiative on the ballot to Ban VHRs. They did absolutely nothing to give relief to their residents and I see the same exact with our County.

The best management company, owners or ordinance will not change guest behavior and tendency to break rules.

Leaving our

Local residents to be enforcement.

I realize the Ad Hoc committee relied on their survey Monkey and questions and comments posted at Ad Hoc meetings. I attended all those meetings. I have been a local for 53 years. I knew most people participating in those Meetings. Most in attendance are not county residents. Many live in Gardnerville and the City limits and even on the Nevada side

Of South Lake. Also it was up to those replying to the survey to be honest of whether they were residents or not. Many friends I know who live in the county said they never received a survey. So did the email list come from previous BOS meetings? Who received this survey? Who did not.

Below is a 3 page map

of my neighborhood.

Red indicates permitted VHR, blue is homes for sale or

New construction. Gray undeveloped lot.

Please note, all gray and blue have potential of becoming VHR.

My home is

Highlighted in yellow. If

You print and put pages together you will see a heavy concentration of vhrs in the 2 blocks closest to my home. 49 permitted VHRs in my neighborhood alone. There may be more than that now as my list if from April.

Every VHR has been rented full time within 2 blocks of my home. The traffic driving up and down the streets has increased 10 fold.

I made a conservative estimate of the increase in people and cars added to the neighborhood during holidays and weekends in my neighborhood. I did not account for max occupancy or max allowed vehicles. During the weekends and holidays we have an estimated increase of 588 people and 392 cars in my neighborhood alone!

You may ask what would the difference be if full

Time residents moved in. Most families do not have 8 cars and 8-14 people per home, but our VHR's do.

Also people behave differently on vacation. They have little regard for those around them. It is almost as if they think the entire neighborhood is filled with other vacationers.

I have always been in favor of reaching a balance between VHRs and homeowners, however the proposed cap of 900 and no

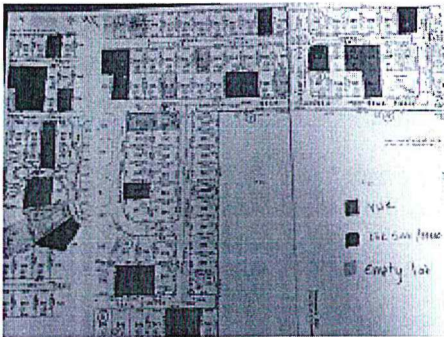
Solution to break up clusters by imposing a distance between VHRs will make little difference in our residents quality of life.

A simple solution would be to simply move from Tahoe,

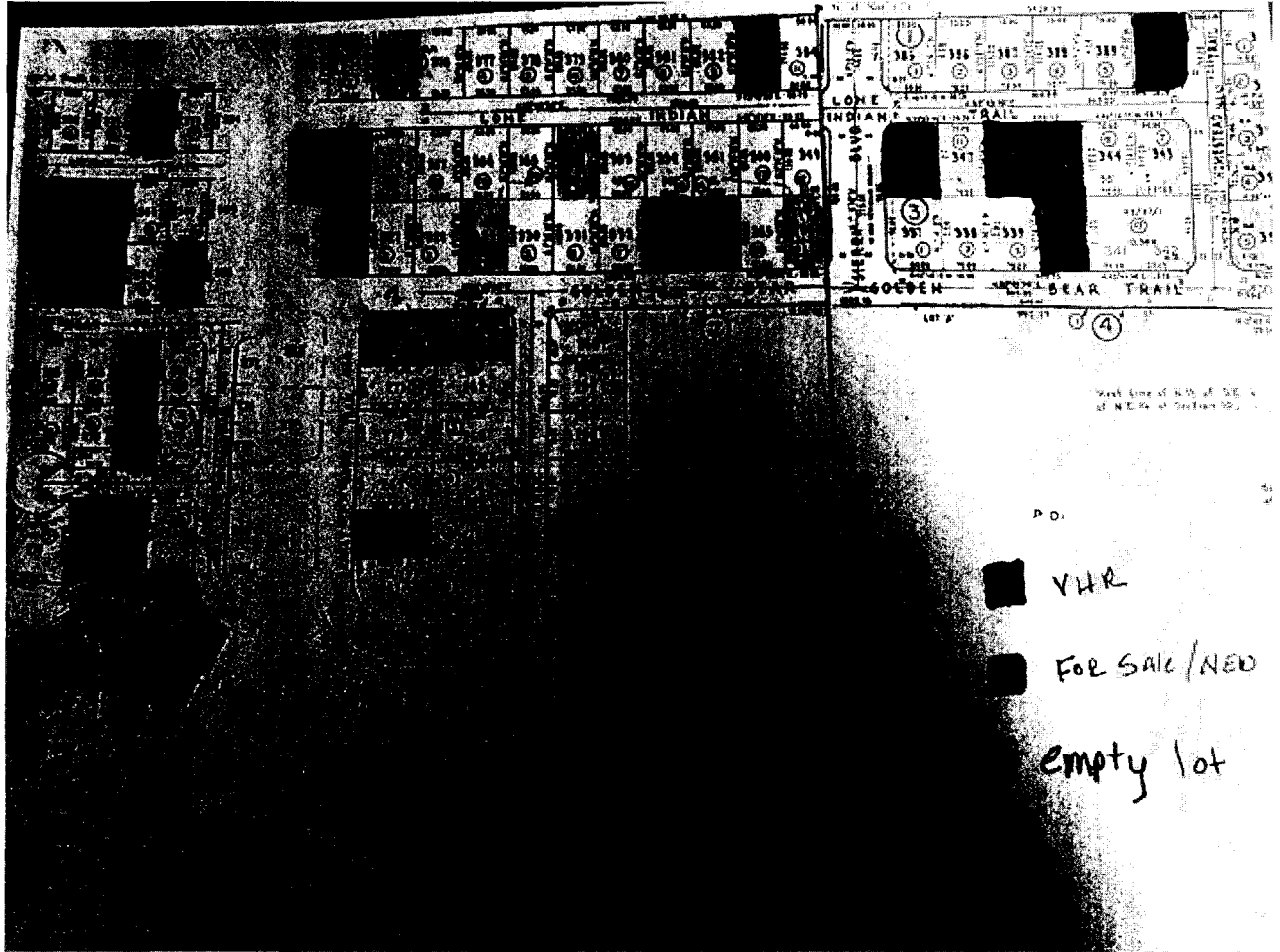
However My husband and I both separately own business and several commercial properties as well as a rental property. We have deep roots in this community. My children and family all live in Tahoe.

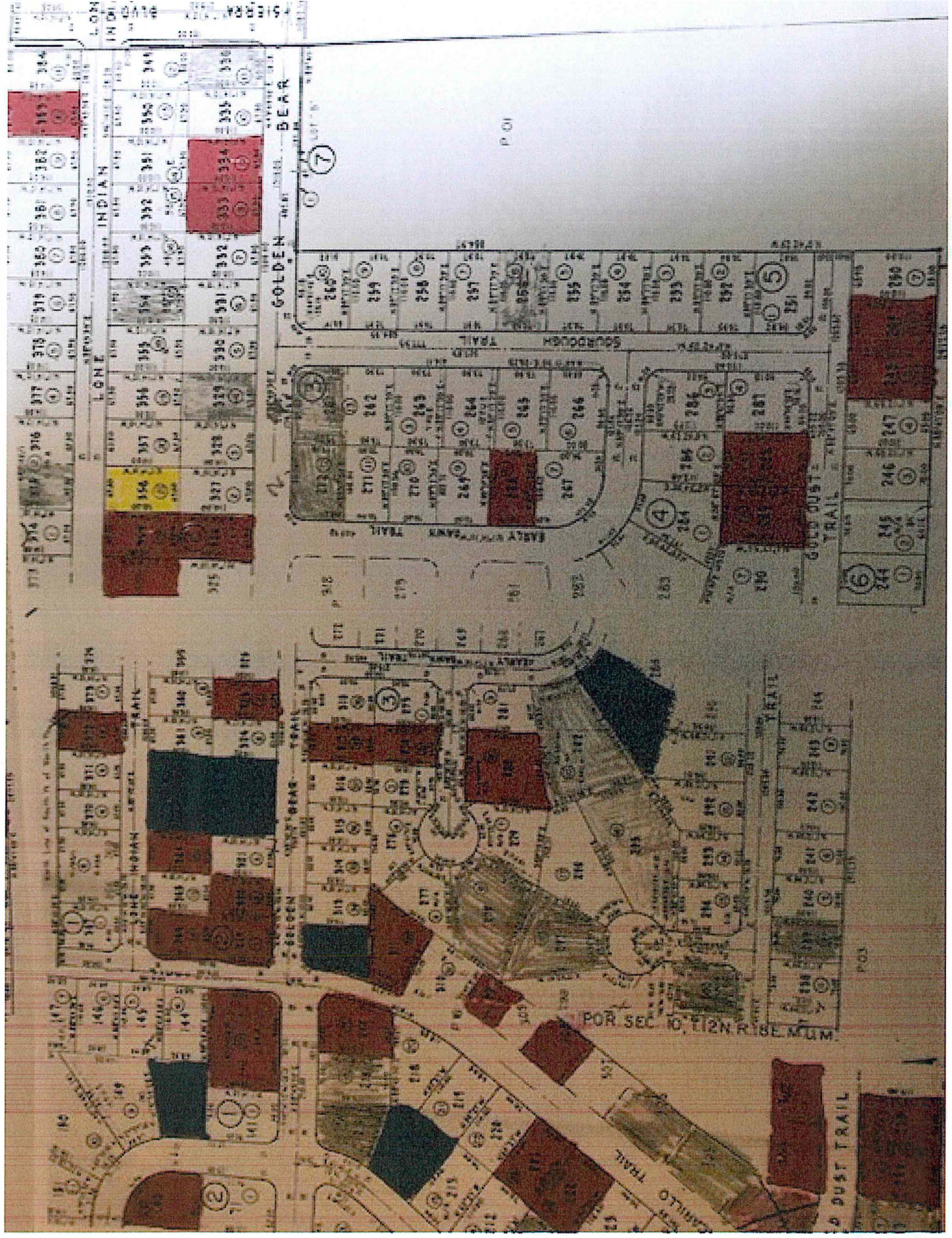
We wish for Tahoe to simply be able to separate business from residential neighborhood as I believe our zoning intended.

Sent from my iPhone



IMG_8652.jpg
120K





LONE

INDIAN

GOLDEN

BEAR

TRAIL

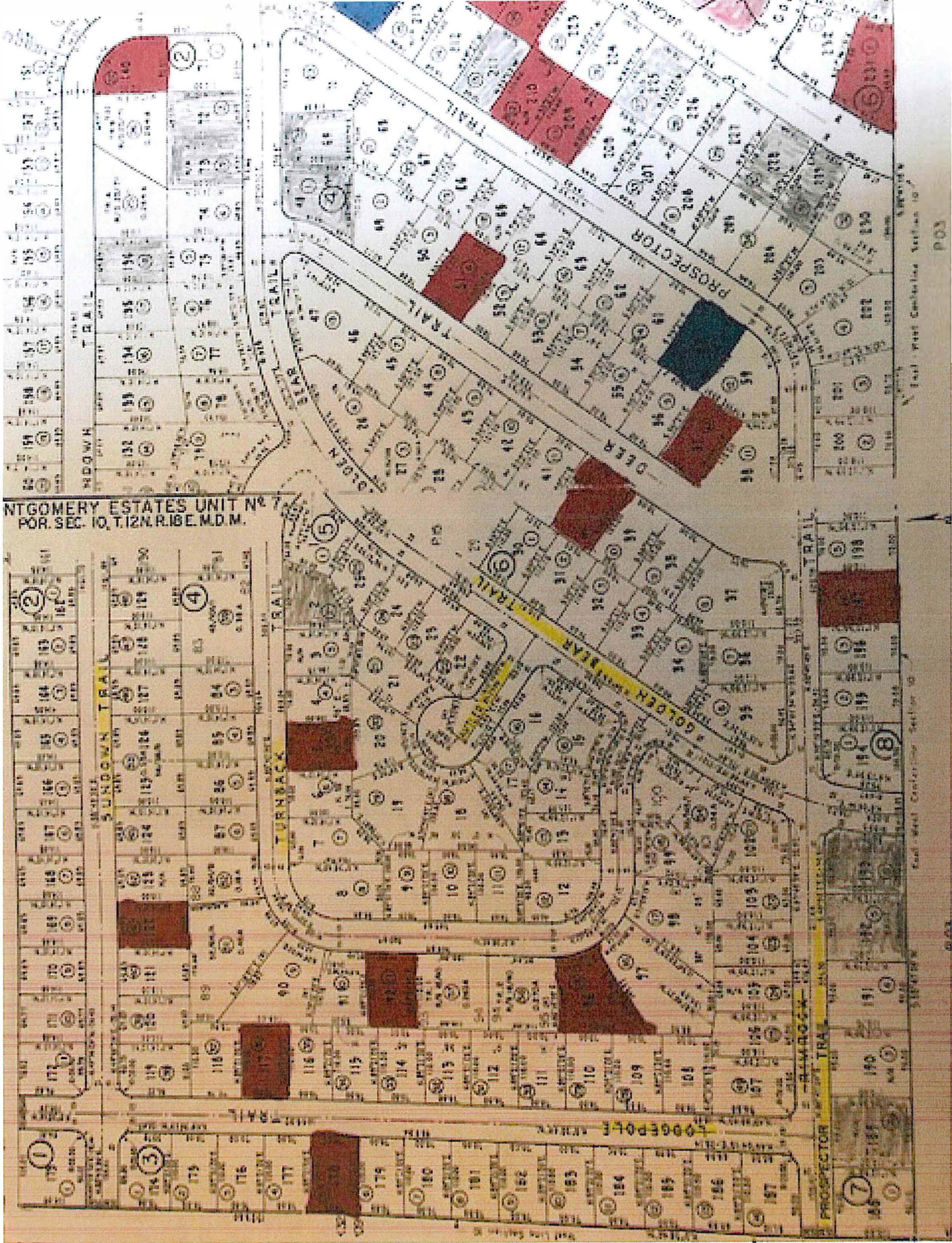
DUST

P.O.

FOR SEC. 10, T12N R18E MUM.

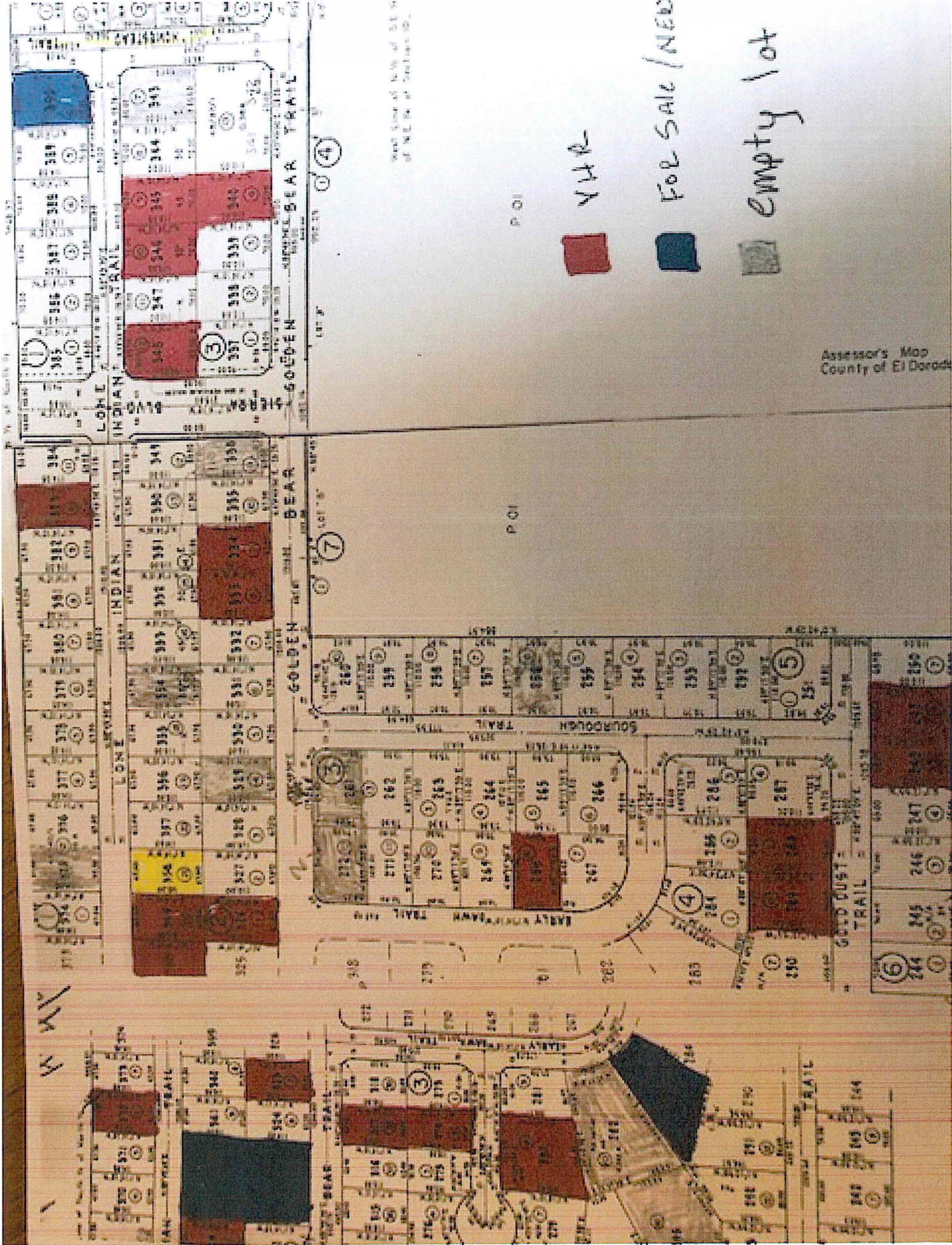
DUST TRAIL

MONTGOMERY ESTATES UNIT NO. 10
FOR SEC. 10, T.12N. R.15E. M.D.M.



East-West Centerline Section 10

East-West Centerline Section 10



W WIL

WATER LINE
 1/2" = 100' (1:20,000)
 of N.E. 1/4 of Section 30,
 T. 12 N., R. 12 E., S. 10 E.

P.O.I.

VHR

For Sale / New

empty lot

Assessor's Map
 County of El Dorado



EDC COB <edc.cob@edcgov.us>

VHR

1 message

Joseph Arton <josepharton@sbcglobal.net>
Reply-To: Joseph Arton <josepharton@sbcglobal.net>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>
Cc: "jennifer.franich@edcgov.us" <jennifer.franich@edcgov.us>

Mon, Jul 23, 2018 at 3:08 PM

El Dorado County Supervisors
330 Fair Lane
Placerville, CA 95667

Dear Supervisors,

My name is Joe Arton and my family has had a home at 1700 Meadowvale Drive since we initially built in 1975. Over the years we have enjoyed our neighborhood and the South Lake Tahoe area. However, times have changed and the residential character of the neighborhood has changed as well. We now find that the once residential setting has become a commercial vacation home rental zone with all the associated transient problems.

While I appreciate the efforts that you have made in working toward possible mitigation of the impact on my community, I must tell you that my family's expectations were never to live in what amounts to a commercial hotel/motel setting. The impact on our quality of life has been significantly diminished by increased noise, traffic and disrespect for property rights and while you have attempted to explore solutions to these problems, I have no confidence that the expectations of a transient renter can be aligned with the expectations of a residential homeowner.

Potential mitigation steps proposed so far rely on residents initiating action against the vacation home rental owner. Further, such action must be repeated a number of times before any penalty is suggested. Putting the burden of initiating action on long term residents is unacceptable. Residents have the right to quiet enjoyment of their property. Conversely, short term renters have the expectation that they are entitled to behave in ways that they would consider unacceptable in their own permanent neighborhoods. Hence, the expectations of residents when compared to those of renters are at cross purposes. This situation seems to be irreconcilable.

I have attended VHR ad hoc meetings. From a resident standpoint I find the meetings very frustrating because it appears that the process has become a negotiation whereby resident owners must cede to the commercial interests of absentee landowners. I wish that I could suggest a compromise solution but I don't see one. Conducting commercial operations in a residential neighborhood is unworkable.

In conclusion, I would like to thank you for your efforts and the transparency you have injected into the process. Unfortunately, this exercise has been like trying to fit a square peg into a round hole.

Sincerely,

Joe Arton