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LATE DISTRIBUTION

Vacation Rentals

1 message

DATE 7/20/2018

BOB 7/24/2018

Patrick <Patrickonmaui@aol.com>

Thu, Jul 19, 2018 at 8:11 PM

To: edc.cob@edcgov.us

Ok so all that new stuff sounds ok, especially the 12 people. Guests don't need larger gatherings than that at a private residence so kudos to you on that one but you should also fine the renters not the owners unless there's multiple violations and with all that new stuff and enforcement in place why Cap the number of rentals, just let it flow naturally and strict enforcement rules should make a big difference. Don't over due it by capping the number. Also it actually should be two per bedroom. And no more that would help out a lot as well.

Sent from my iPhone



EDC COB <edc.cob@edcgov.us>

There are too many VHR's on Cold Creek Trail

1 message

Lynn Harriman <lynnhxsc@gmail.com>

Thu, Jul 19, 2018 at 11:55 PM

To: The BOSFIVE <bosfive@edcgov.us>, edc.cob@edcgov.us

July 20, 2018

El Dorado County Supervisors and Staff,

I have received the most recent news of the Vacation Home Rental Conceptual Ordinance Changes set to be presented to the Board Tuesday, July 24th. I appreciate the work you are putting in to come up with an ordinance we all can live with. You aren't there yet.

My first comment is the overnight occupancy cap of 12, no matter the number of bedrooms. Who is going to monitor this? Are children under a certain age going to be considered exempt, not occupants? People lie. They won't be honest and property managers/owners don't want to give their guests a "bad experience" so they will look the other way. There is no easy way to monitor this so this ordinance will have no teeth.

For groups who want to have more than 12, they need a conditional use permit. That is an improvement over previous ordinance and I have pushed for that, for **all** VHR's that are not hosted. You are recognizing that these large groups and thus the houses that accommodate them are situations that require special treatment. They are commercial enterprises. They don't belong in our neighborhoods. I know, you have determined it's an allowable use, but that doesn't make it right.

Next, you have come up with a total cap of 900 VHR permits in EDC part of Tahoe Basin. Attached I have sent pictures of the Cold Creek Trail Property Map with the current permitted VHR outlined in red. On a second map of the Golden Bear Neighborhood, the permitted VHR's are in red. I remind you these are only the permitted VHR's. When my friend and I walked our neighborhoods on a holiday weekend, we could find as many houses being rented beyond those shown here, not on the EDC permit roles. My point is, there are too many VHR's now. We have about 850 permitted VHR's in the County areas which is not a true number because of the additional un-permitted ones. I pose there are 1000 illegal ones out there. Are they going to apply for the 50 remaining permits, on their own, and if they don't get one, they're going to get out of the VHR business? What is going to bring the un-permitted ones in to compliance? I want a cap to work, but since I'm feeling there are too many with the current numbers, I have to say 900 is too many. We must stop issuing new permits now. Get control of the ones we have permitted, and catch the ones operating illegally.

Nothing you have proposed is going to help the main problem several of my friends have with VHR's in their neighborhoods. When a street is lined with them, or every other house is a VHR or your house has 4 all around it, it's a cluster and it is intolerable. You must include some type of meaningful spacing. 500 feet, 1 VHR per street segment, a ratio of VHR to permanent housing that controls how many in a neighborhood. Something the planning department can easily look at and decide, "No, there's already a VHR here and here. This one doesn't get a permit."

You're still writing ordinances that have no teeth. I've not seen anything that makes me feel like the county sheriff will actually issue citations. Nothing that makes me feel like you care at all for the quality of life in our neighborhoods that we built, we worked our whole lives to afford, to grow our families in, to find peace and safety in. I know you all live in neighborhoods, too. You benefit financially from VHRs, so do I. But **I still want to see fewer so the VHR experience stays special. My pretty house and my nice neighborhood are the reason people want to vacation here.** Make me into a crazy neighbor and this place won't be so welcoming.

One of your stated objectives is, "Avoid Overconcentration of VHRs and commercialization of neighborhoods" Both have already happened and you are ignoring that the time is here. We have to say, "No more." This is one area we can't grow any more. Tahoe can't take it and we must be the ones to stop it.

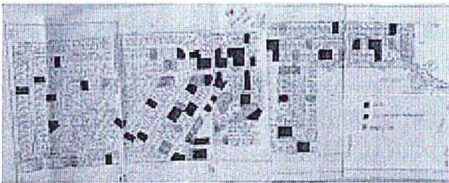
Moratorium Now!

Lynn Harriman, retired
2535 Cold Creek Trail
So. Lake Tahoe, CA 96150

2 attachments



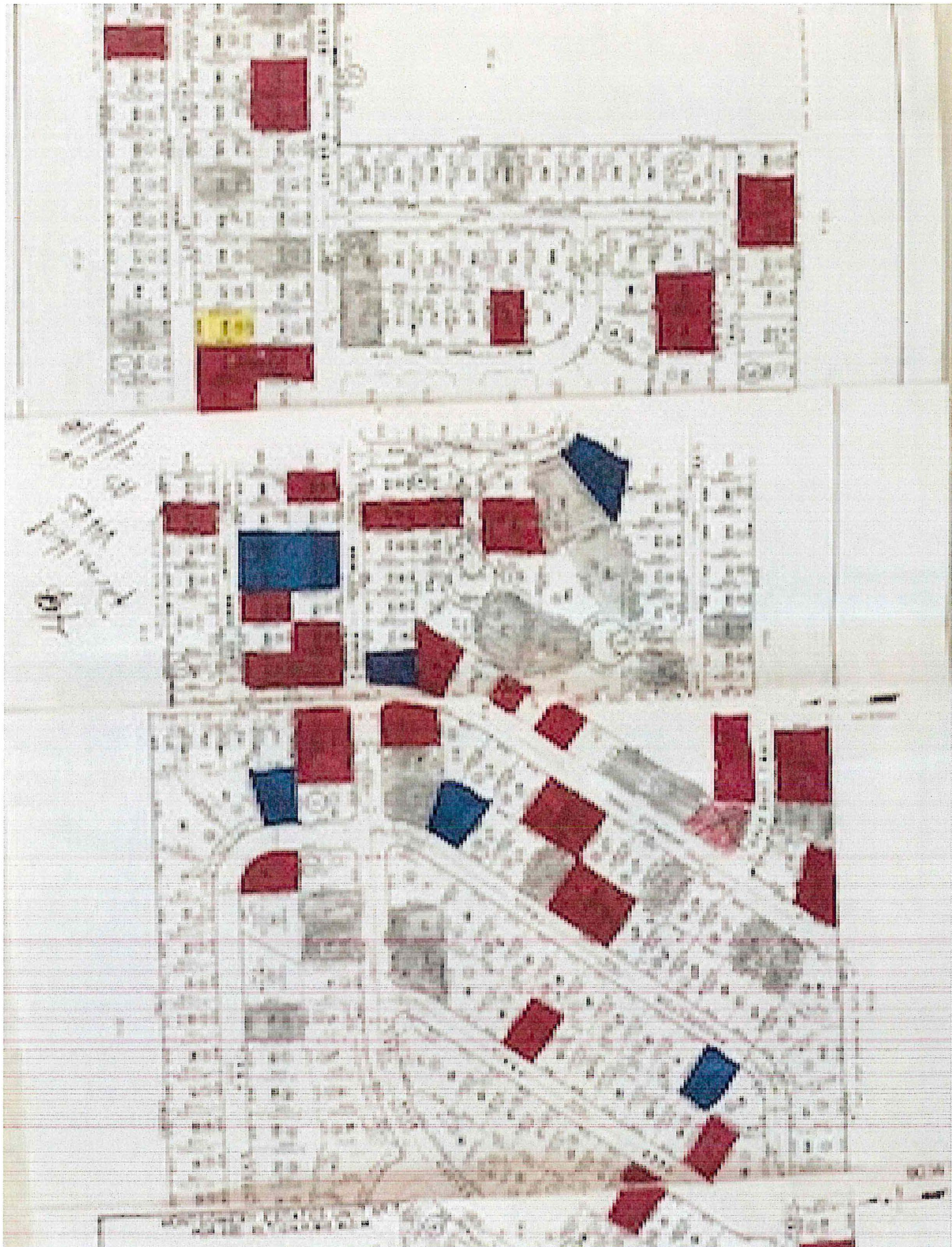
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Cold Creek Ownership





Handwritten notes in the left margin, including the number '100' and some illegible scribbles.



EDC COB <edc.cob@edcgov.us>

Vacation Rental Concerns in El Dorado County.....Board of Sups Meeting 7/24/2018

1 message

Jerry Foshee <palmsprings.stahoehomes@gmail.com>
To: edc.cob@edcgov.us

Fri, Jul 20, 2018 at 10:18 AM

To Board of Supervisors, El Dorado County, CA,

Although currently a licensed California Realtor, I have only been licensed for 6 years but have owned a vacation cabin in rural El Dorado County and South Lake Tahoe area since 1993. Throughout most of this time I was not in real estate sales so please try and consider my comments from the perspective of a typical property owner.

It is my opinion that in recent years, many cities (& counties) have attempted to take too much control of an individual's rights to property ownership. Although I do not personally rent my property as vacation rental at this time, there may be a time when that becomes necessary in the event of financial crisis, health crisis, or other. It disappoints me to think that city or county entities may prevent a person from exercising what may be their only means to prevent ownership loss, not to mention restricting rights of property ownership. Local zoning exist so expand if necessary verses attack an entire area. One must agree that to some extent, restrictions are necessary but the fact that enforcement options are already in place and simply not being utilized is both, unfair to property owners and unreasonable by persons (neighbors?) who object. Rather than the El Dorado County Board of Supervisors "jump on the bandwagon" of limiting property owner rights, how about focusing on education for those who vocalize so much objection? Force these people to be proactive in enforcement or simply shut up. My personal observation over the years as property owner in multiple areas of El Dorado County or other areas such as Stateline, NV, Honolulu, HI, and Palm Springs, CA is that the average person complains but is not proactive in filing complaints. Another concern I observed in both, El Dorado County and Palm Springs is that a recent trend began by persons opposing vacation rentals to falsely report noise or other violations in an effort to falsely inflate the number of persons who oppose verses that who support, or in my case, simply defend a person's right for use. It would be interesting for such statistical reports to be provided to attendees at these board meetings when open to the general public. People should know factual and confirmed verses false reports. The South Lake Tahoe area has certainly had it's share of false reports.

On a final note of appeal, I wish to point out that every property owner contributes to local taxes of municipalities and/or counties and for this reason, all property owners should be entitled to voice their opinion in this matter. I personally find it deeply disturbing that only registered voters are permitted to have a voice. One must also acknowledge that non-owners, persons who may rent, are allowed a voice in how an owner can utilize their own property. As a person who for many years could not afford to own and lived alongside other renters, I can say with absolute certainty that many renters resent owners as having leverage over their ability to purchase. Again, personal motivation for unjust objection and completely unreasonable. I have stated on more than 1 occasion that **ONLY WHEN ALL PROPERTY OWNERS** are permitted involvement in this matter can I respect the restrictions as being considered at this time. Whatever that **fair consensus** might be, regardless of specific location, I will respect and encourage compliance. Until then, as a property owner, will recognize the right of other property owners to use their property as they wish and in cases of ordinance violations, will not hesitate to utilize reporting and enforcement options available.

In summary, I'm merely asking the board of supervisors to be equally fair to all property owners. Any proposed or subsequent action should only follow a general consensus of **all property owners** within a specific theater to be locally impacted. This would better reflect a voice of "the People". Thank you.

Jerry Foshee
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