County of El Dorado

Vacation Home Rental (VHR) Program – Seeking Board Direction on VHR Clustering Options

February 9, 2021

What is a VHR?

Defined in County Ordinance, Chapter 5.56:

"Vacation home rental means one dwelling unit, including either a single-family home, duplex, or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days..."

- Current zoning **does not** define VHR as an activity that is prohibited in residential areas
- Does *not apply* to hosted room stays (renting one bedroom or portion of a home)

VHR Ordinance

- VHR Permit, Business License & TOT Certificate Required
- Applies only to unincorporated area of County
- Seeks to balance benefits of VHRs with their impacts on neighborhoods and public services
- Sets a cap of 900 Permits in Tahoe Basin
- Sets forth monetary penalties for violations

Previous Board Meetings

- **June 2018** - Board adopted first significant revisions to the VHR Ordinance

- **November 2019** - Staff presented:
- Options for reducing the number/density of VHRs in Tahoe,
- Conceptual changes to the Ordinance to streamline permitting and enforcement,
- Recent developments from the Tahoe Regional Planning Agency (TRPA).

- **December 2020**
- Board adopted Ordinance amendments including Cap
- Board directed staff to return with Clustering options

Buffering Options

- 150', 300' and 500' buffers around existing VHRs - no other VHRs allowed
- 1,000' buffer around large VHRs with 12 or more occupants - no other large VHRs allowed
- Note – These buffering distances were previously discussed with the Board and were selected based on:
  - City of Durango, CO uses a 300' buffer
  - City of Cambria in San Luis Obispo County uses a 150' buffer
  - City of Anaheim uses a 250' buffer
  - 500' buffer used to explore what a wider buffer looks like and how it affects the numbers

Buffering's Affect on VHR Numbers

Buffer Distance	Existing VHRs*	Candidate VHRs	Potential VHRs	Eligible VHRs	Average Buffer Impact	Maximum No. of VHRs**
none	707	7,995	1,037	9,739		9,739
150 ft	707	4,167	500	5,374	6.17	1,577
300 ft	707	2,365	249	3,321	9.08	1,073
500 ft	707	1,407	112	2,226	10.63	916

* Estimate

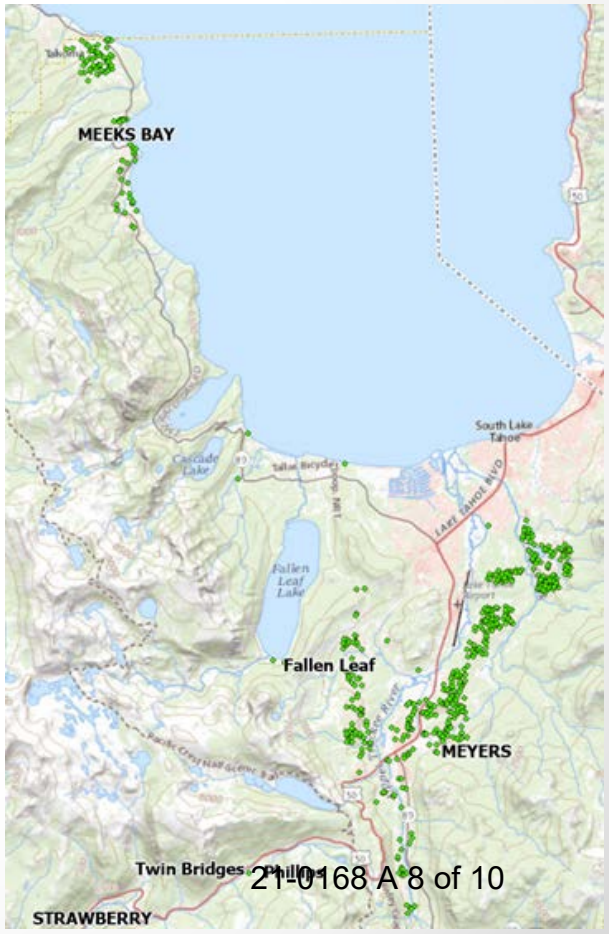
** Existing VHRs phase out through attrition

Definitions

- **'Existing VHRs'** are lots with current VHR permits (active or pending).
- **'Candidate VHRs'** are parcels with an existing residential dwelling. One cannot pull a VHR permit unless there's a dwelling.
- **'Potential VHRs'** are those lots that are vacant and buildable (per the Tahoe Regional Planning Agency) and have a vacant residential use in the Assessor data.
- **'Eligible VHRs'** = Existing + Candidates + Potential VHRs. This changes at each buffer level.
- **'Average Buffer Impact'** is the total Eligible lots without any buffer constraints less the Eligible VHRs at the given buffer, then divided by the number of Existing VHRs. This estimates the number of parcels that are eliminated from having a VHR Permit at each buffer level.
- **'Maximum No. of VHRs'** = 'Eligible VHRs' divided by the Average Buffer Impact.

GIS Demonstration

- Staff from the Surveyor's Office will now perform a demonstration of these buffers in their web app



Resources

- To implement an effective VHR clustering policy, additional County resources will be needed.
  - Technical Tools and Functionality
  - Potential Staff

Questions, Discussion and Board Direction