



Legislation Text

File #: 21-1262, **Version:** 2

Planning and Building Department recommending the Board Approve the **Final Passage** (Second Reading) of Ordinance **5146** amending Title 5 - County Business Taxes, Licenses and Regulations of the El Dorado County Ordinance Code, Chapter 5.56 - Vacation Home Rentals, adding Section 5.56.056 - Vacation Home Rental Clustering. (Cont. 8/24/2021, Item 22)

FUNDING: N/A

DISCUSSION / BACKGROUND

On August 24, 2021, the Board approved the Introduction (First Reading) of Ordinance 5146 and Continued the matter to August 31, 2021 for Final Passage (Second Reading).

Following discussions of issues arising in some neighborhoods due to a high concentration of Vacation Home Rentals (VHRs), and due to impending Tahoe Regional Planning Agency requirements, the Board of Supervisors directed staff to present options on introducing additional locational criteria into the County's VHR Ordinance.

At the May 11, 2021 meeting of the Board of Supervisors, the Board directed staff to return to the Board within 90 days with ordinance amendment language to add a clustering policy that will not allow a vacation home rental within 500 feet, measured from property line to property line, of a legally existing vacation home rental.

The proposed Ordinance adds a subsection Sec. 5.56.056. - Vacation Home Rental Clustering, which prohibits approval of a VHR permit for any parcel that is within 500 feet of another parcel with a current vacation home rental permit. If approved, the proposed Ordinance would go into effect 30 days following final passage.

ALTERNATIVES

The Board could choose to retain the current ordinance, direct staff to bring alternate ordinance language, or make additional recommendations.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Treasurer-Tax Collector, Chief Administrative Office, County Counsel, Surveyor, Sheriff's Office

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There are no immediate financial impacts associated with this item. Ultimately, the limit on permits due to the new clustering policy may result in a decrease in permit revenue, as it may lower available permits below the existing cap of 900 permits in the Tahoe Basin. The Board also committed to contributing Transient Occupancy Tax (TOT) revenue to offset some staffing costs for the VHR Program. Total costs of permitting and enforcement are continually monitored and analyzed. In a

future item, staff may provide the Board with recommendations for additional cost recovery, which may include increasing permit fees.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

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