

February 18, 2018

To: Margaret Mayfield - The Land-Use Committee

Subject: Vacation Rentals

Hello Land-Use Committee,

I live in Baywood Park and I have a growing concern for what is happening with Vacation Rentals in Los Osos and surrounding communities. The direct experiences of home owners unfortunately living next to some Vacation Rentals is having a negatively impact - businesses run without active overseeing management of how the tenants are selected and behave within the residential neighborhood, causing disruptive noise, human and vehicle traffic impacts, landscape degradation, high water use, trash, and all within a revolving cycle that can tear a neighborhood apart.

Most California coastal towns ahead of us with this problem regret having encouraged Vacation Rentals and are repealing their programs, and some making it illegal in attempt to rebalance and shore-up the neighborhoods. Examples that come to mind are Santa Cruz and San Diego, along with hearing that Morro Bay is no longer a place where families want to buy, because of the density of Vacation Rentals on every block. On top of this rental problem is the AirBNB's that are in growing in high capacity.

I urge and support the planning and implementing of strict criteria guidelines for how these permits are given. The business owners cannot be solely accountable, there needs to be an overriding Vacation Rental Board/Organization to make sure they are running a sound business respectful to the neighborhood, and it all has to function around the clock in order to monitor the incoming reporting calls of tenant violations, and of owner violations.

It is not enough to have code enforcement be the one to go-see the problem. From our experience in Baywood Park, Code Enforcement is too busy and ineffective with existing and ongoing un-permitted work being reported daily - Vacation Rentals needs their own designated reporting and follow-up office. Penalties for owners should be in place for mismanagement and not resolving violations, and permits revoked for non-compliance is absolutely necessary.

I support strict regulations on Vacation Rentals and believe we need to control how licenses are obtained, how they operate, and regulating how many Vacation Rentals are operating - all this combined is a must in order to preserve our many neighborhoods sense of place.

Sincerely,
Lisa Denker