

Proposed Vacation Rental Regulations

The purpose of this document is to establish a set of regulations applicable to residential vacation rentals. The SLO County Board of Supervisors has found that residential vacation rentals have the potential to be incompatible with surrounding residential uses, especially when several are concentrated in the same area, thereby having the potential for a deleterious effect on the adjacent fulltime residents. Special regulations of residential vacation rentals is necessary to ensure that they will be compatible with surrounding residential uses and will not act to harm and alter the neighborhoods they are located within. (From Cayucos/Cambria Ordinance 23.08.165)

Since at present, Los Osos is not connected to any ordinance or Vacation Rental Agreement, the SLO County Code Enforcement Officer was very clear in my conversation with her on 2/8/2018 that the only legal option to resolve a complaint against a VR in Los Osos is through voluntary compliance. There is no mechanism for us to get immediate help with any disturbances, as the county really has no means for legal action, and in the case of noise, the number of Sheriffs for the entire county at night is very small, only one or 2 patrol cars patrolling the entire county. It can be assumed noise is at the bottom of their priority list.

For this reason, I would like to suggest the following:

***Owner or owner's designated local agent must be available 24 hours, 7 days a week** during the time his/her house is occupied by VR tenants.

***Prior to or within 24 hours after the start of each occupancy, owner/agent must in person meet with renters to establish a contact renter and acquire:**

- a contact phone number
- have signed a list of rules and regulations for VRs

-Obtain a complete list of all guests and their cars, including license plate numbers, this list must be emailed within the above time frame to the Code Enforcement Officer. Since the county cannot be expected to come out in a timely manner if there is a violation involving cars and parking, this information will suffice to support a claim if there are any made by neighbors who have photo proof of violation.

The number of cars allowed caps at the number of cars that can be safely parked on site in a garage or driveway, not to exceed one per bedroom of house.

***If there is a complaint** to be made, a neighbor can call the owner/agent 24/7. Therefore, the owner's/agent's number must be given to all neighbors in the numbered block radius.

There must be a designated response time, preferably 15 minutes, to resolve the issue. After 15 minutes, neighbor can call the county hot line to report the disturbance and report whether it was resolved or not. If not, the hot line monitor will call the owner/agent within 30 minutes to request resolution. If not resolved within 30 minutes (which time now totals 45 minutes), hot line will report to County Code Enforcement, and CE will investigate the next day. If the violation was not resolved by owner/agent, the owner/agent will be charged with their first violation. This method only can work if county Hotline staffers check the line for calls every 30 minutes. If not, another method must be used to keep the complaint track to a time frame. Noise complaints are not good if no one is there to pick them up.

Penalties

1st Violation requires a warning from the CE Officer.

2nd Violation penalty is \$500.

3rd Violation is \$1000

4th Violation results in suspension of VR permit license for 1 year

If there is failure to comply with this process, license will be revoked.

If owner follows this procedure, regains license, and there are continual violations, the 1st is a \$500 fine, 2nd is permanent revocation of license.

Density

Many California Cities and Counties in California have banned, or have tried or are in the process of banning vacation rentals from their communities because of the impact of changing the character of their communities and reducing the amount of housing available to owners and renters who want to live in the community. By diminishing the amount of residents in Los Osos, and replacing them with transient visitors, local business will see less support-businesses such as doctors, dentists, churches, charity organizations, veterinarians, etc.....

With this in mind:

Only 1 Vacation Rental will be permitted in Los Osos per every 100 residences. To limit their density, only one will be allowed per numbered block. In other words, 1 in the 400 block of Ramona, 1 in the 500 block, etc.

If there is more than 1 home up for a VR conversion at one time, preference will be given first to the home that is owner occupied.

It is recommended that only owner occupied homes may be rented out as vacation rentals, but those which are legal as of today 2/12/2018, may remain non-owner occupied.

It is also suggested that in Los Osos, permitted owners may only use 1 residence to operate as a vacation rental. Again, those which are legal as of today 2/12/2018 may remain.

When first applying for a Vacation Rental License/Permit, owner must notify neighbors on his/her numbered block. Each neighbor must fill out a form with his/her address, contact number, and comments as to how he/she feels about the neighborhood and the presence of a VR. This must be signed by the neighbor and submitted to LUC and LOCAC at Owners first request for a permit . Neighbors must be notified when this permit will come under review by LOC and LOCAC, so they have the option if they so choose, to come and present their views, positive or negative, to the Committees.

These comments by neighbors should be looked at by the Committees with highest of importance and if they are negative, should be considered a valid reason for denying a permit. Yes, an owner has a right to convert his property to a VR if it follows guidelines set forth, but the neighbors have the right as well, to not have their property and their immediate community threatened.

No tenant can be evicted for the purpose of converting a home to a vacation rental.