

Notes: Vacation Rentals in Los Osos

Date: October 5, 2017

Subject: **Proposed Guidelines on Vacation Rentals**

A group of concerned Los Osos neighbors gathered at Trish Bartel's house to discuss proposed vacation rental guidelines for Los Osos. After reviewing the guidelines of seven California cities and Portland Oregon, the following suggested guidelines were discussed.

**Low Density Limit:**

- One per block (Define block)
- Adjust per neighborhood due to lot sizes (suggested maximum per neighborhood)
- Cap on number of Vacation Rentals per neighborhood and per Los Osos
- or, create formula - the number of dwellings, with each neighborhood having a similar proportion (for instance, one VR per 100 dwelling)

**Permit to Operate a Vacation Rental:**

- Renewed annually
- Can not be sold with the house
- Lottery for available permits
- Individuals/Families may only have one permit
- Business License required
- Owner must notify the neighbors within the block prior to coming to LUC (proof of process needed)

**Enforcement:**

- Noise, Trash (comply with Mission Trash regulations), parking on street, property manager local
- Other cities have VR owners pay a fee to hire enforcement officers
- Determine number of violations that would determine loss of permit (Trinidad 2 violations).
- Criteria need to be created and defined
- Violation penalties would range from \$1,000 - \$5,000 (Portland Oregon)

**Other:**

- Owner must live in the house 275 days per year or home can only be rented 36 times, (SF/ Palm Springs)
- Restriction on the number of bedrooms
- Occupancy tax for enforcement costs, (Mammoth is 17%)
- Additional surcharge be imposed on VR to fund a staff person who is dedicated to VR administration and enforcement

**Comments:**

Vacation Rentals displace local population from living in Los Osos due to lack of long term rental properties.

Vacation Rentals destabilize the local community by displacing long term residents who shop in local stores that cater to residents.

Need input from Bruce Gibson on how to change current MUP/Permit process and how to move forward