



**SPECIAL LAND USE MEETING-
VACATION RENTAL GUIDELINES FOR LOS OSOS
FEBRUARY 19, 2018
6:30 pm
Sea Pines Golf Resort – Small Conference Room**

COMMITTEE MEMBERS

LOCAC Members:

Margaret Mayfield – Chairperson
Lynette Tornatzky – District One
Yael Korin – District One
Larry Bender – District Three
Tim Carstairs – District Four

Public Members:

Julie Tacker
Linde Owen
Robert Mayfield
Trish Bartel
Paul Hershfield

1. GREETINGS AND INTRODUCTIONS
2. CHAIRPERSON’S ANNOUNCEMENTS
3. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

This meeting continues the discussion on how best to address community concerns related to vacation rentals in Los Osos.

The Los Osos Community Plan, currently in the process of being updated, has no specific language or guidelines concerning vacation rentals in the community of Los Osos. There is an opportunity now to include such language in the document, specific to Los Osos, that would align with the broader vision and goals of our community.

A. PROPOSED VACATION RENTAL GUIDELINES

As documented per previous discussion at LUC meetings (refer also minutes from the 9/14/17 LUC meeting), the **top concerns** among community members related to vacation rentals include the following:

1. Enforcement; lack of response to nuisance issues.
2. Damage to the fabric of our community- incompatible with the residential character of Los Osos
3. Impacts on the availability of long-term housing/rental stock; aggravates the affordable housing problem.
4. Density; the negative impacts of too many vacation rentals in any one neighborhood.

Listed below are suggested guidelines and regulations for discussion, developed with input received from community members at meetings and sent via email, to address the concerns listed above:

1. DENSITY CONTROL; suggestions include:

a. Maximum of 1 VR per block

Block = all houses with address in the same “hundred” category on a given street – e.g. the 400 block of Mitchell, the 1400 block of 15th Street, etc.

b. Limit of 1 vacation rental in a 300' radius

No vacation rental will be permitted if one exists within 300 feet of the new rental in any direction. Note: radius may need to differ for different neighborhoods in Los Osos, due to varied lot sizes.

Purpose:

Limiting the density of VR’s will reduce impacts on the neighborhood fabric & residential character, and reduce nuisance impacts.

2. CAP ON TOTAL NUMBER ALLOWED COMMUNITY-WIDE; *suggestions include:*

a. Maximum of 1 vacation rental per 100 single-family residences

Number would be enforced for community as a whole, so some neighborhoods could have more than other neighborhoods.

b. Maximum of 1 vacation rentals per 100 single-family residences, per neighborhood

Limiting the number per neighborhood, would ensure that they are distributed equally about the town, so that one neighborhood does not become more impacted than other neighborhoods.

Purpose:

Limiting the total number of VR's allowed would ensure they are kept at a level so as to not impact the residential character of the town, and also reduce impacts on housing stock availability.

3. OWNERSHIP REQUIREMENTS; *suggestions include:*

a. Allow VR's only in primary residences

VR's would only be allowed in dwellings where the owner resides and only a certain number of unhosted rental nights (when the owner is absent) would allowed per year.

b. Limit one VR per property owner

Purpose:

Ownership requirements such as the above preserves housing stock for residents, allows residents who are personally invested in the community to supplement their income and helps with housing affordability; reduces nuisance impacts to neighborhoods; reduces the negative impacts from outside investors whose only interest is financial.

4. TEMPORARY MORATORIUM ON VR'S; *suggestions include:*

- a. There should be a temporary moratorium on vacation rentals that are not the owner's primary residence in Los Osos while there is a building moratorium in Los Osos.

Purpose:

To protect housing stock for permanent residents; since there is currently a building moratorium, every home that is converted into a vacation rental removes a dwelling from the available housing stock, exacerbating the affordable housing issue and removing potential neighbors from neighborhoods and replacing them with tourists.

5. ENFORCEMENT OF CURRENT VR ORDINANCE REQUIREMENTS; *suggestions include:*

- a. The current vacation rental ordinance (23.08.165 CZLUO- attached) is specific to Cambria, Cayucos and Avila Beach. The regulations included in it apply only as 'conditions of approval' for VR permits for Los Osos. The ordinance should be amended to list Los Osos along with Cambria, Cayucos and Avila Beach, so that all VR regulations included in the ordinance are legally enforceable in Los Osos.
- b. Impact fees: The impacts caused by vacation rentals should be recognized by impact fees as part of the permitting process; i.e., affordable housing impact fees, enforcement impact fees, etc.

Purpose:

To make current requirements in the existing vacation rental ordinance (i.e., on-street parking, maximum occupancy, noise, etc.) legally enforceable in Los Osos; to provide a funding mechanism to address the impacts VR's have on communities.

B. NEXT STEPS

C. ADJOURN