



**SPECIAL LAND USE MEETING-
VACATION RENTAL GUIDELINES FOR LOS OSOS
JANUARY 29, 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. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

VACATION RENTALS- 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.

The goal of this meeting is to come up with a draft list of recommended vacation rental guidelines that will be brought forward, first to the Land Use Committee, then to the general LOCAC meeting, for further discussion, input and action.

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.

As a way to organize and focus the discussion, the Chair suggests that we discuss potential guidelines and regulations that will address the concerns listed above (recognizing that some suggested guidelines may address more than one concern).

As an example, below are some guideline suggestions that address:

a. Enforcement issues

- Stricter penalties for violations
- Creation of a funding mechanism for enforcement

b. Damage to the fabric/residential character of Los Osos

- Limit the total number of vacation rentals allowed in Los Osos
- Limit the number of days per year that a vacation rental may be rented

c. Affordable Housing/Shortage of long-term rental/housing stock

- Place a cap on the total number of vacation rentals allowed in Los Osos
- Temporary moratorium on vacation rental permits while a building moratorium remains in effect in Los Osos

d. Density of vacation rentals in one area/neighborhood

- Limit the number/location per neighborhood (i.e., one per block, one every 'x' number of feet)
- Limit the number based on a percentage of the number of existing single-family residences

B. NEXT STEPS

C. ADJOURN