



County of El Dorado

Vacation Home Rental (VHR) Ad Hoc Committee Meeting 2

Lake Tahoe Environmental Science Magnet School
April 12, 2018

VHR Meeting 4/12/18

- ▶ Introduction/agenda
- ▶ Outstanding Items
 - ▶ Questions about Permits, Violations, etc.
 - ▶ Zoning
 - ▶ Moratorium
- ▶ Public Input Received
- ▶ Committee Workplan
 - ▶ Goal and Objectives
 - ▶ Framework
- ▶ Policy and Enforcement Options: Noise
- ▶ Wrap up/plan for next meeting

Outstanding Questions

- ▶ **Answers to Questions from last meeting**
 - ▶ Permit/fines numbers
 - ▶ Who to contact when violations occur
 - ▶ Occupancy for non-rentals (i.e. if family is using the home)
- ▶ **Zoning – Are VHRs an allowed use?**
 - ▶ Allowed per El Dorado County zoning ordinance?
 - ▶ Allowed per TRPA in Tahoe Basin?
- ▶ **Moratorium**
 - ▶ *Definition: A temporary prohibition of an activity.*
 - ▶ Would permits issued today be subject to new regulations, or would they be “grandfathered in”?

Public Input Received to-date

- ▶ On February 1, meeting attendees told us about the most important benefits to VHRs and the most pressing problems with VHRs through the dot exercise
- ▶ At the Feb 12 Ad Hoc meeting, we asked for feedback on the first round of proposed changes to the current ordinance, and participants were also able to speak or leave written comments on their opinions on VHRs
- ▶ Since then, Supervisors have met with community groups
- ▶ A Survey Monkey questionnaire was released last week to our list of contacts to gain a better understanding of specific “nuisance” issues caused by VHRs

Survey Monkey Results

- ▶ The questionnaire was sent to our contacts from the sign-in sheets from previous meetings and posted on social media outlets
- ▶ The questionnaire is still open! Data is from this morning.
 - ▶ Approximately half of responses were from those in the Lake Tahoe area of the County
 - ▶ About 45% said they live in the City of South Lake Tahoe
 - ▶ 90% said they are residents, about 13% said they are VHR owners, and 8% are property owners

Survey Monkey Results

- ▶ **What types of noise sources have been a nuisance for you?**
 - ▶ Respondents were about split between loud music, loud voices, and car noise/door slamming
 - ▶ “loud voices” had the most responses
- ▶ **What time of day is noise due to Vacation Home Rental tourists an issue?**
 - ▶ 10pm to 2am was the time period that got the most responses
 - ▶ Approximately 40% said that noise is never an issue

Survey Monkey Results

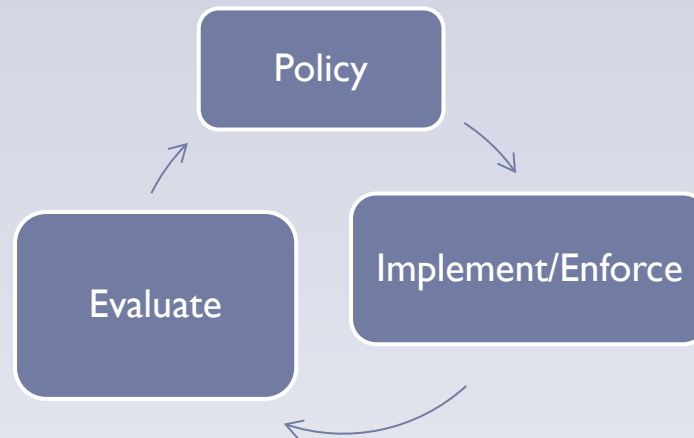
- ▶ The questionnaire also asked about parking, traffic, safety, trespassing, and trash
- ▶ We will go over the results for these issues at a later date
- ▶ Starting with Noise, as this is the biggest issue (based on the feedback we have received)



Goal: Set of modernized policies and enforcement methods that retain the benefits of VHRs, prevents or mitigates the impact on neighborhoods, and minimizes their impact on public services.

Objective: Improve
Neighborhood
Compatibility

Objective: Avoid
Overconcentration of
VHRs and
Commercialization of
neighborhoods





Discussion Framework

- ▶ For Each Issue:
 - ▶ Policy Option
 - ▶ Pros
 - ▶ Cons
 - ▶ Enforcement Options
 - ▶ Pros
 - ▶ Cons

Cities/Counties for Comparison

- ▶ How are other jurisdictions addressing VHRs?
- ▶ Chosen for geographical/population/other similarities and tourist industry
- ▶ The List:

Napa County
County of Sonoma
Monterey County
County of Riverside
Santa Barbara County
Marin County
San Luis Obispo County
Placer County
Mono County

Mendocino County
Douglas County, NV
City of South Lake Tahoe
City of Palm Springs
City of Palm Desert
City of Napa
City of Healdsburg
City of Santa Barbara

Benchmark Cities/Counties: Snapshot of Noise Policies

Prohibit Events	No Regulations: 12 Cities/Counties	Event or Use Permit: 3 Cities/Counties	Prohibited in all VHRs: 2 Cities/Counties
Quiet Hours	No regulations: 10 Cities/Counties	Hours of the day (e.g. 10p – 8a): 6 Cities/Counties	No amplified noise at any time: 1 City
Reduce total # of overnight guests	No regulations: 7 Cities/Counties	Limited based on number of rooms/parking spaces: 9 Cities/Counties	Absolute max (e.g. 10): 2 Cities/Counties *

*Note: numbers may not = 17, as some jurisdictions have multiple regulations per category

Benchmark Cities/Counties: Snapshot of Enforcement Options

Owner/manager contact located nearby (e.g. within 30 miles of rental)	No local contact Regulations: 9 Cities/Counties	Able to respond within amount of time: 5 Cities/Counties	Requires “local” contact: 3 Cities/Counties
Fines to owner and occupant for violations	No specific fines for VHRs: 6 Cities/Counties	Fines, but not specific who is to pay: 10	Fines to owner and renter: 1 City
Notification of permit to surrounding residents	No regulations: 8 Cities/Counties	Sent to surrounding neighbors w/in a certain radius: 9 cities/counties	Notice in newspaper: 1 County

Objective: Improve neighborhood Compatibility

Issue: Noise

▶ Policy Options

- ▶ Quiet Hours for all activities
- ▶ Prohibit Events at VHRs
- ▶ Reduce total # of Overnight Guests

▶ Enforcement Options

- ▶ 24/7 contact located nearby (e.g. within 30 miles of rental)
- ▶ Fines to owner and occupant for violations
- ▶ Notification to surrounding residents

Ad Hoc Committee Schedule

Date	Topic(s)	Location	Time
April 23, 2018 (NEXT MEETING)	Discuss expanding rules to West Slope	BOS Chambers	5:30p.m.-7:30 p.m.
May 9, 2018	Parking/Traffic Issues/Additional Issues as time permits	East Slope – TBD	5:30p.m.-7:30 p.m.
June 11, 2018	TBD	BOS Chambers	5:30p.m.-7:30 p.m.
July 26, 2018	TBD	East Slope – TBD	5:30p.m.-7:30 p.m.