



# County of El Dorado

## Vacation Home Rental (VHR) Ad Hoc Committee Meeting 6

Meeks Bay Fire Protection District Station 61  
June 25, 2018

# What is a VHR?

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Defined in County Ordinance, Chapter 5.56:

“Vacation home rental means one or more dwelling units, including either a single-family, home, duplex or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit.”

- ▶ Current zoning **does not** define VHR as an activity that is prohibited in residential areas
- ▶ Does not apply to hosted room stays (renting one bedroom or portion of a home)

# VHRs in El Dorado County

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- ▶ Regulated by County Ordinance Code Chapter 5.56
- ▶ Allowable use of a residence without Conditional Use Permit
- ▶ Business license required
- ▶ Transient Occupancy Tax (TOT) registration certificate required
- ▶ VHR Permit required
- ▶ Administrative Permit required
- ▶ Approximately 800 in unincorporated area of Tahoe Basin; West Slope estimated at 100

# VHR Ordinance

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- ▶ Applies only to unincorporated area of County
- ▶ Seeks to balance benefits of VHRs with their impacts on neighborhoods and public services
- ▶ Limits occupancy
- ▶ Requires adequate on-site parking
- ▶ Requires “Local Contact Person”
- ▶ Requires notification to occupants of VHRs regarding local laws relating to solid waste, noise, etc.
- ▶ Sets forth monetary penalties for violations

# Ordinance Update

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- ▶ First, incremental step aimed at increasing compliance
- ▶ Following implementation, evaluation period and additional recommendations if necessary
- ▶ In addition to the continuing work of the Ad Hoc Committee

# Ordinance Update

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- ▶ **Restructure Violation and Penalty Provisions**
  - ▶ Increase penalties to encourage compliance, progressive structure
    - ▶ Current: Warning, \$250, \$500 within 12 month period
    - ▶ Recommended: \$500, \$750, \$1,000 within 18 month period
  - ▶ Revocation based on nuisance behavior
- ▶ **Clarify Language throughout Ordinance**
  - ▶ Reduce subjectivity (for example, use of “best efforts”)
  - ▶ Establish clear expectations

# Ordinance Update

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- ▶ **Require Exterior Signage**
  - ▶ Local Contact information (for use by neighbors, etc.)
  - ▶ Permit number
  - ▶ Minimum size and font requirements
- ▶ **Cap Number of Occupants during Quiet Hours**
  - ▶ May not exceed permitted number of occupants between 10:00 p.m. and 8:00 a.m.
- ▶ **Apply Ordinance Countywide**
  - ▶ Begin regulating existing and new VHRs in unincorporated area outside Tahoe Basin

# Ordinance Update

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- ▶ **Require Inspections prior to Permit Issuance**
  - ▶ Compliance with ordinance and permit conditions
  - ▶ Health and safety concerns
- ▶ **Review County VHR Functions (Approved 3/13/18)**
  - ▶ Align responsibilities for permitting, inspection, compliance, and enforcement appropriately within County organization
  - ▶ Consider use of technology and contracted services
  - ▶ Cost recovery
- ▶ **Bear-Proof Trash Receptacles**
  - ▶ Link to revised Public Health and Safety ordinance language



# VHR Ad Hoc Committee



Supervisors Novasel (District V) and Ranalli (District IV) designated by Board of Supervisors

**Goal:** Modernized policies and enforcement methods that retain the benefits of VHRs, prevent or mitigate their impact on neighborhoods, and minimize their impact on public services

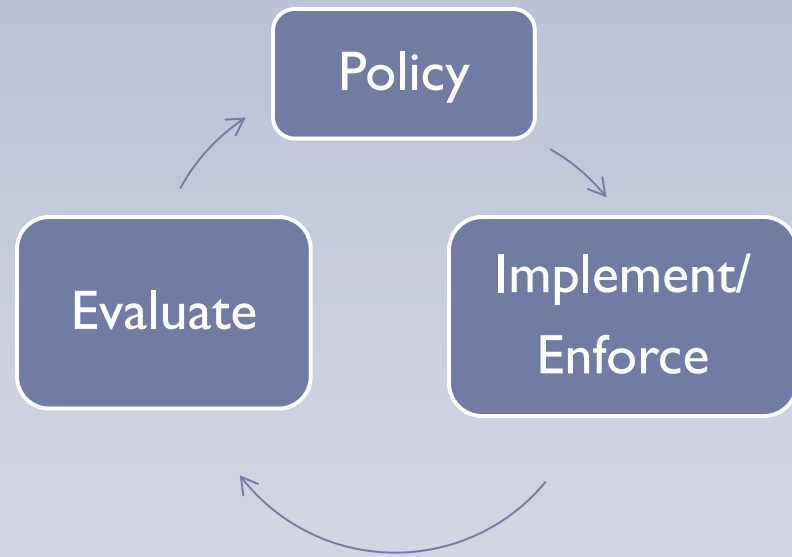
**Objectives:**

- ▶ Improve neighborhood compatibility
- ▶ Avoid overconcentration of VHRs and commercialization of neighborhoods

# Discussion Framework

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- ▶ For each issue:
  - ▶ Policy Options
    - ▶ Pros
    - ▶ Cons
  - ▶ Enforcement Options
    - ▶ Pros
    - ▶ Cons



# Cities/Counties for Comparison

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- ▶ 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

# VHR Meeting Recap

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- ▶ **BOS Meeting January 9, 2018 - Placerville**
  - ▶ Board declined to impose a moratorium on new VHR permits; Ad Hoc Committee to study the issue and return with recommendations
- ▶ **BOS Meeting February 1, 2018 – South Lake Tahoe**
  - ▶ Ordinance revision concepts presented
  - ▶ Public input exercise
  - ▶ Meeting discontinued prior to public comment and Board discussion
- ▶ **Ad Hoc Committee Meeting February 12, 2018 - Meyers**
  - ▶ Ordinance concepts presented
  - ▶ Results of 2/1/18 exercise presented
  - ▶ Public comment (written and oral)
- ▶ **BOS Meeting March 13, 2018 - Placerville**
  - ▶ Conceptual approval by BOS to proceed with review of VHR functions
- ▶ **Ad Hoc Committee Meeting April 12, 2018 - Meyers**
  - ▶ Online survey regarding nuisance issues
  - ▶ Policy/enforcement options exercise regarding issue of noise

# VHR Meeting Recap

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- ▶ April 23 Ad Hoc Committee - Placerville
  - ▶ Ordinance concepts presented
  - ▶ Discussion of expanding VHR permitting process to West Slope
  - ▶ Review of Ad Hoc Committee Goal and Objectives
- ▶ May 2 BOS Meeting- South Lake Tahoe
  - ▶ Approval of conceptual ordinance revisions
  - ▶ All concepts approved, with direction to reduce the required response time for Local Contact Person from 60 minutes to 30 minutes
- ▶ May 9 Ad Hoc Committee - Meyers
  - ▶ Policy/enforcement options exercise regarding safety, parking, trash, trespass
- ▶ June 5 – BOS Meeting - Placerville
  - ▶ Second Reading of ordinance (8 initial ordinance changes)
  - ▶ Changes effective July 5, 2018
- ▶ June 11 Ad Hoc Committee – Meyers
  - ▶ Policy/enforcement options exercise regarding VHR concentration

# Noise-related recommendations

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## Policy Recommendations

- ▶ Cap on number of overnight occupants at 12, regardless of number of bedrooms.
- ▶ Occupancy calculated at two persons per bedroom, plus two
- ▶ Conditional Use Permit required to operate a VHR whose occupancy exceeds the cap.
- ▶ Quiet hours of 10:00 p.m.-8:00 a.m. apply to all activities, not just hot tubs.

## Enforcement Recommendations

- ▶ Impose penalties for violations on the entity directly responsible for the violation.
- ▶ Notify and educate neighboring residents of VHR permits issued.
- ▶ Enforcement Staff Equipped with Decibel Meters.

# Parking/Safety/Etc. Recommendations

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## Policy Recommendations

- ▶ Draft and refine a set of required safety features to include in the ordinance

## Enforcement Recommendations

- ▶ Inspections for new *and* renewed VHR permits.
- ▶ Require the owner or property manager to check-in with the renter on-site at the time of arrival or within 10 hours of arrival.
- ▶ Online course and test for VHR owner/manager registration, results of which will be required as part of the application process.

# Schedule

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- ▶ Board of Supervisors Conceptual Changes: July 24, 2018 - Placerville
- ▶ Ad Hoc Committee Meeting: July 26, 2018 - Meyers



We want to hear from you!

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