



# County of El Dorado

## Vacation Home Rental (VHR) Ad Hoc Committee Meeting 7

Lake Tahoe Environmental Science Magnet School  
July 26, 2018

# VHR Meeting 7/26/18

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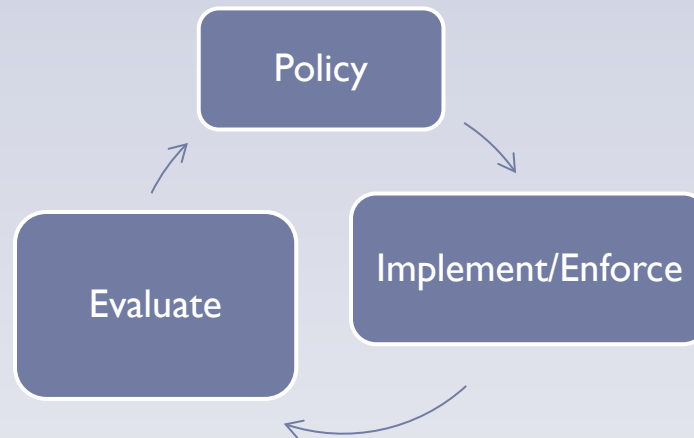
- ▶ Introduction
- ▶ Outstanding Items
  - ▶ Re-cap June 11 ad hoc meeting
  - ▶ Re-cap July 24 Board of Supervisors Meeting
- ▶ Exercise: input for next round of ordinance revisions
- ▶ Public Comment

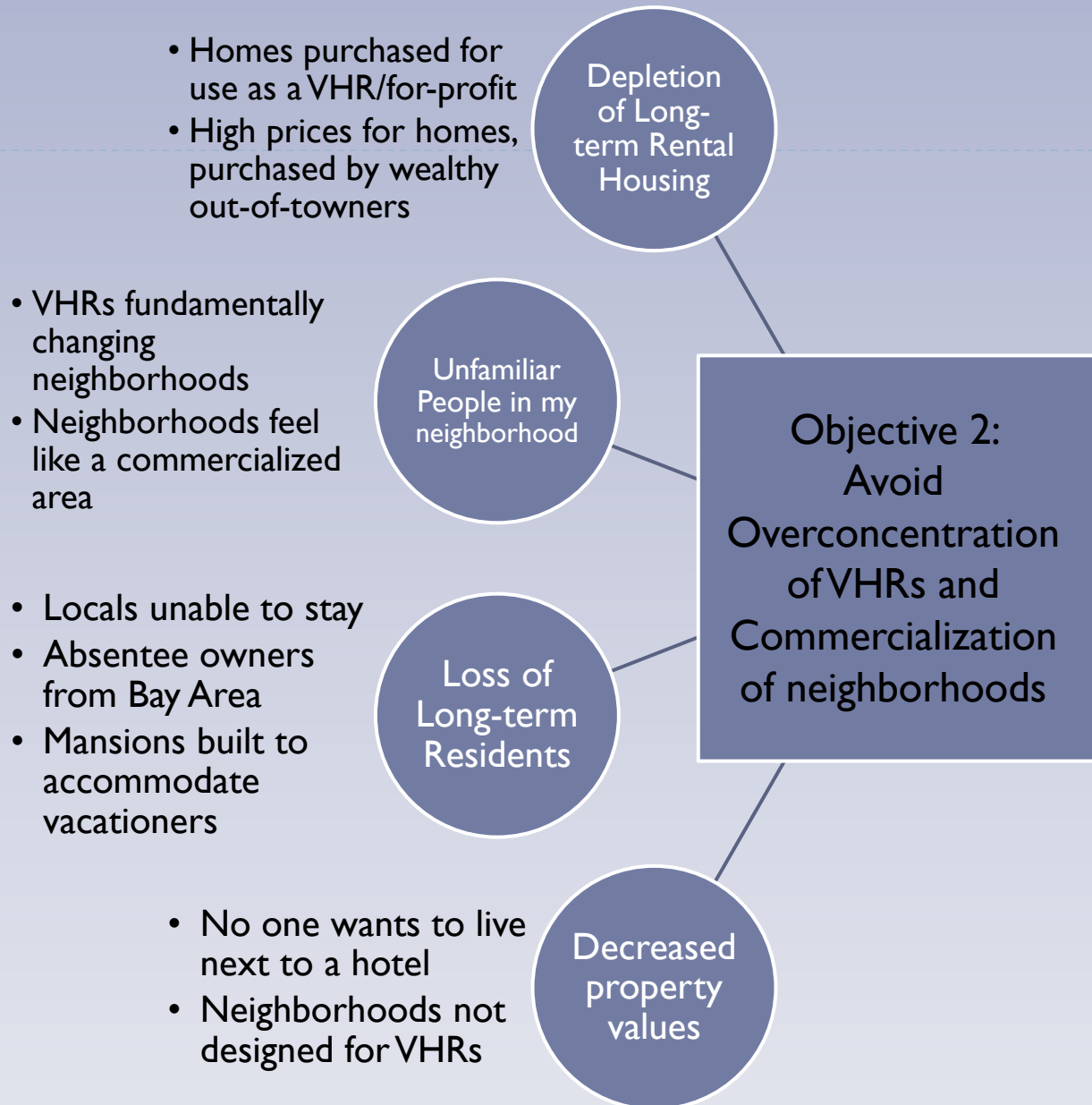


Goal: Set of modernized policies and enforcement methods that retain the benefits of VHRs, prevents or mitigates the impact on neighborhoods, and minimizes their impact on public services.

Objective: Improve  
Neighborhood  
Compatibility

Objective: Avoid  
Overconcentration of  
VHRs and  
Commercialization of  
neighborhoods





# June 11 Ad Hoc Meeting

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- ▶ Objective 2 policy options presented for public input:
  - ▶ Prohibit in residential zones
    - ▶ Because almost all VHRs are in residential zones, this would amount to a ban of VHRs almost entirely
  - ▶ Require a conditional use permit for ALL
    - ▶ Already a proposed policy for VHR owners that want to allow more than 12 people
    - ▶ Environmental review required, discretionary action by Planning Director or Planning Commission, cost approximately \$7-10,000
  - ▶ Limit to “hosted” rentals only
    - ▶ Would allow “partial home” VHRs, not whole property/home
    - ▶ Resident/owner is present during rental, no absentee owners

# June 11 Ad Hoc Meeting

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- ▶ Cap total number
- ▶ Overlay zone
  - ▶ An area where VHRs are specifically allowed; outside of this they would be banned. Specific neighborhoods would allow them.
- ▶ Cap on number or percentage in each neighborhood or “block”
  - ▶ E.g., 10% of homes can be a VHR, if neighborhood is at capacity no other permits issued until one expires/ceases operation
- ▶ Separation distance between VHRs
  - ▶ E.g., must be 500 feet between each VHR, distance would be measured for each new application

# Conceptual Recommendations & Approval

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- ▶ July 24 BOS Regular Meeting: Approval of 8 concepts
- ▶ Based on results of Survey Monkey questionnaires, Ad Hoc meetings, and other public input
- ▶ Final ordinance details/language will be informed by YOUR thoughts today (public input) and legal constraints (County Counsel)
- ▶ Final Ordinance adoption process:
  - ▶ 2 readings at meetings of the full Board of Supervisors
  - ▶ Effective 30 days after second reading

# July 24 BOS Regular Meeting

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- ▶ Cap number of overnight occupants at 12, not including children 5 and under
  - ▶ Conditional Use Permit (CUP) required for occupancy greater than 12
- ▶ Quiet hours 10:00 p.m.-8:00 a.m. for all activities
- ▶ Impose penalties for violations on party directly responsible for violation
- ▶ Specify fire and life safety requirements
- ▶ Require VHR owners and local contacts to take online course and pass test prior to permit issuance



# July 24 BOS Regular Meeting

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- ▶ Educate neighboring residents about VHRs nearby
  - ▶ Website resources, including database searchable by address
- ▶ Limit number of permits in unincorporated area of Lake Tahoe Basin- potentially 900, which is approximately 10% of residences
  - ▶ Waitlist after cap reached
  - ▶ Cap re-evaluated in one year
- ▶ Establish penalties for operating a VHR without a permit

# Schedule

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- ▶ First reading of ordinance language: August 28
- ▶ Revisions effective: Mid October, 2018
- ▶ Transition of permitting process to Planning & Building Department: Early 2019
- ▶ Report to BOS: October 2019

We want to hear from you!

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**EDC.COB@EDCGOV.US**