Supplemental Information
Received After the Agenda Packet
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May 22, 2019 Planning Commission Meeting

Agenda Item No. 2:
Short-term Rental Regulations
I live next door to a short term rental the renters have never been loud or disrespectful. I have had no problems with the next door neighbor or the people they rent to they are careful to vet them before they agree to rent to them and they have rules that they make the renters aware of when they arrive. I would hope that your decision takes into account that the people that are diligent about running their rental businesses in the proper way are no problem to the neighbors.

Thank you,
Mairead Jaime
Grover Beach

Sent from my iPhone
Thank you for addressing the urgent need for an ordinance for short term rentals in our city. We are hopeful for a positive change in our neighborhood. We wanted to make comments in support of an ordinance and express the impact STRs have had on the integrity of our neighborhood.

We are urging the city to adopt an ordinance that regulates this industry and puts a limit on the number of STRs permitted in the city, but more importantly a proximity limit. We have the unfortunate circumstance of living next to TWO vacation rentals for the last six years. They are single family homes right next door to each other whose backyards both border the side of our property next to our bedroom window and patio. Both properties were purchased shortly after we purchased our home (primary and only residence) by two separate individuals for the sole purpose of STR income. The owners do not live in the area have been less than helpful in dealing with issues involving their tenants. In fact, they have not been neighborly at all when we have tried to contact them regarding their short-term renters.

One of the STRs advertises their property as sleeping 14 and the other as sleeping 8. This does not include any visitors they have during their stay. Since the owners live out of town, there have been many instances where there have been more than the prescribed number. Sometimes between the two units 10-12 cars have been parked there. That is two very large groups of people next to our bedroom window and patio weekend after weekend and weeknight after weeknight doing what people on vacation do. The two backyards are often filled with simultaneous loud gatherings utilizing the fire pits, bbqs and outdoor games provided. The yelling, drinking, loud talking, loud music, and loud swearing can at times go on for hours, often starting early in the afternoon and carrying on after midnight. This has made it impossible to enjoy being in our own backyard let alone opening any windows on that side of the house a lot of the time. There have been several occasions in which we actually had to sleep on the couch in the living room on the other side of the house because the police department was understandably busy with more important issues and couldn’t get to our complaints regarding the noise from these units.

This kind of thing happens on a regular basis, to the point where we no longer enjoy where we live and though it’s not just on the weekends, Friday afternoon we especially dread the drive home from work knowing what we’re probably going to have to put up with all weekend after working hard all week. This is not how anyone should have to live and frankly is completely unacceptable. We have 4 other long term rental properties that border ours including two four-unit apartment buildings and have never, ever had an issue with any of them. STRs are taking the neighbors out of the neighborhoods and are destroying any sense of community and making it miserable for those call it home. We are not on vacation and didn’t expect to have to hear so many people who are as we live in a single family home in a neighborhood.
We are asking that you strongly consider limiting the proximity of STRs to each other. Please note that proximity includes all sides of their property in relation to others. These two are on the street next to me, but their backyards butt up to my property and that is largely where the noise comes from. We feel that by not limiting the proximity of STRs to each other will allow the potential saturation of these businesses into neighborhoods and not only push out affordable housing for residents of the town, but also create whole blocks of party houses and concentrating parking and disturbance issues, further ruining neighborhoods. Other popular vacation rental towns have successfully addressed this problem with a limit of the proximity of STR rentals to each other and we think it is certainly appropriate in our town as well.

Attached are actual reviews of of the vacation rentals nextdoor to us on the Vacation Rental By Owner website making my point for me. They are actually complaining about the loud party at the other vacation rental next door to them or the drunk people trying to get in the wrong STR house. Luckily, they didn’t try getting into my house at 2 a.m. because I wouldn’t have know they were from the rental property like these folks did.

These rentals have been poorly redesigned to accommodate many more people than if it was used as a regular residence as it was originally intended and with the very high nightly rates ($250 to $450 a night plus very large cleaning fees) they typically ONLY attract large groups or multiple families to split the cost to make it affordable. And again, since no one is checking on occupancy this can turn into an absurd amount of people crammed into a single family home. With two next door to each other accommodating very large parties, it’s a constant disruption of life to those that LIVE here 365 days a year. Spreading this out obviously is the only way to make STRs integrate into our neighborhoods with less impact for the full time residents.

Please think about this as if it were next to your home. We scraped together every dime we had to buy this house seven years ago and are very thankful to own. We take pride in our home and have taken very good care of it-adding value to the neighborhood and beautifying our little piece of Grover Beach. The last six years have been hell much of the time due only to the STRs we have had to endure. Due to housing costs and interest rates, we can’t sell and buy anything else. We also could not afford rent here, it is way more than our mortgage. We don’t expect silence. We live on a very busy street a few blocks from the train tracks. Having STRs next door is new renters each weekend. Regular neighbors who live here day to day have the occasional BBQ or gathering in their yard. That’s no problem. Totally expected. It’s NOT every single weekend large groups carrying on and on all weekend at two houses next door to each other! The only value being added is to the pocketbook of the out of town owners making money hand over fist with NO regard to the impact of their business on the lives of those in the residential neighborhood who have to deal with it next to their home.

Thank you for your consideration and work on this much needed ordinance. It is appreciated. We are hopeful for change.

Christine and Corey Lintner
Reviews

Short but sweet.

4/5 ★★★★☆ Stayed Apr 2019

Mark E.

Very beautiful home that made us feel welcomed. Good restaurants 2 blocks down and the beach about 8 blocks down which was still in walking distance. Only drawbacks were having to clean the spiders/spiderwebs off the furniture outside, webs in the garage as well. Spiders concerned us since we had spent a lot of time playing in the garage with the ping pong table. That was cool! There was the next door neighbors partying loud in the blue house next to us our first night. Not cool especially since our contract emphasized the noise ordinance. Our first walk through of the house had us saying that I know there’s the cleaning fee included with the rate but finding a hair under the toilet lid, dust balls on the wood flooring in the master bedroom, kitchen oven not clean, kitchen ceiling light broken (out of socket) wasn’t reassuring of how in depth the house was cleaned and why a big charge was included when we’re going to be leaving the house cleaner when we leave. These may be things someone should or might overlook but when you pay $900 cleaning included in the price with the possibility of not getting back your $400 deposit
Nicely priced for a decent place

4/5  ★★★★★  Stayed May 2017  
Jim V.

This property was (for the area) low priced, clean, and well-located. The owners gave us very good instructions, and let us know where everything (and they provided a lot) was located. Some of the matresses were too soft, but there was sleeping for 14 people! There were 3 large flat screen t.v. sets, which was nice. If you do bring a lot of people, 2 bathrooms can be tough, particularly if everyone is getting ready for a wedding. The only issue we had is the people next door were VERY loud and unbelievably drunk, so much so that two of them tried to enter this residence at 2 AM Friday, and argued w/my wife when she tried to tell them they were at the wrong place (she eventually slammed the door on them). I would stay here if I was ever in the area again,

Published May 8, 2017

Owner’s Response: Thank you for your review. We appreciate ALL feedback we receive. We strive to offer our guests the most enjoyable experience.
Grover Beach, CA, USA
1.8 mi to Pismo Beach center

House

Sleeps: 14

Bedrooms: 6

Bathrooms: 2

Min Stay: 2 nights

6 Bedroom, 2 Bathroom, Sleeps 14

This recently renovated duplex hosts four bedrooms and one bath on one side and two bedrooms and one...
Dear Mr. Buckingham:

I have operated a non-owner occupied short term rental (NOO-STR) within the City since January 2018 (1122 Newport Ave, 060-165-002) and I recently received a notice regarding the upcoming meetings of 5/22 and 6/3/19. With respect to the proposed ordinance, I would like to register my concern with the proposed limit on NOO-STR permits.

First, I would appreciate knowing the reason for any such limitation. Is there any such limitation on other types of STRs (BNB, Hotel, Motel)? Why is a limitation justified? Does Staff anticipate that an "excess" of properly regulated NOO-STRs will have a negative impact on the community? How did Staff arrive at the number "50"?

Second, I am concerned that the proposed number (50) may actually be less than the total number of currently operating NOO-STRs. It is my understanding that Staff, having relied on taxpayer billing addresses, does not necessarily know how many currently exist. Is there currently any discussion as to how to deal with more currently-existing NOO-STRs after the Council has established a maximum allowable? Might currently-existing NOO-STRs in excess of that number be denied a permit to continue operations?

Please revise my contact address on your records. I have today mailed a Change of Address request to the SLO County Assessor that reflects the following:

APN 060-165-002
THOMPSON ALLEN L TRE ETAL
BAKERSFIELD CA 93312-4170