

When realistically will new short term rental ordinances be enacted? The RMA's own web page states that the timeline for the inland ordinance is the end of 2018. We know that won't happen. The web page goes on to say the timeline for the coastal ordinance is the end of 2019. This also will NOT happen!

Why did the RMA have to start from scratch on an ordinance? San Luis Obispo and Santa Cruz Counties already had ordinances that could have been adopted. Instead we have progressed at glacial speed.

- In 1997 the Board of Supervisors passed inland and coastal ordinances but the County staff allowed the coastal version to die by failing to work with the Coastal Commission
- Seventeen years later in 2014 RMA's John Ford created a draft ordinance. He held a series of public meetings but then this effort simply disappeared.
- In 2015 Supervisor Potter set up a series of working group meetings comprised of people on both sides of the issue to discuss and compromise on the key points of an ordinance. These meetings ended with not even a hint of a first draft of an ordinance.
- In April 2016 the Board of Supervisors requested that the RMA prioritize the completion of an ordinance.
- Over 1 ½ years later on November 2017 this Planning Commission reviewed the current, incomplete, draft.
- Now still another year later, we still do not have a complete ordinance.

But aside from the protracted schedule, here is the larger issue. The draft ordinance as currently written, with additions as discussed in Planning Commission hearings, will be rejected by the Coastal Commission. You are on the same road to failure as in 1997. Let's not repeat history.

**Planning Commission Address
December 5, 2018**

We are a very long way from having a coastal zone ordinance, where most STRs are located, that could possibly pass the Coastal Commission's scrutiny. Each Planning Commission hearing has piled on more and more restrictions to the point where this ordinance is no longer regulation, it is a virtual BAN.

When we finally see an update to the year old draft ordinance, it will BAN 95% of all existing STRs. Here's why:

- The staff has made questionable, non-transparent land use plan interpretations in Big Sur and Del Monte forest to eliminate all non-hosted STRs. This eliminates 80% of STRs in these areas. We have asked the staff to explain these interpretations but received no answer. You Commissioners have not heard this answer either.
- The staff is treating STRs as a commercial use subject to visitor serving unit limits in local planning areas. This ignores the Coastal Commission's position. The Commission has repeatedly stated that STRs are a residential use, not a commercial use. Opponents claim that visitor serving unit limits will allow very few, if any, STRs in Carmel Highlands and Carmel Valley.
- A 300 ft. separation requirement between permitted STRs will take a very heavy toll in all areas, especially suburban areas.
- Non-hosted STRs will be subject to requiring land use or coastal development permits. Many owners will not be able to get a permit due to the County's practice of arbitrary permitting.
- Permits will not be available for accessory dwelling units (ADUs). This will eliminate STRs on properties with multiple dwellings often found in rural areas of the County.
- Properties on most private roads will not be able to get a permit because a single resident on that road can block an STR permit.

The additive effect of these restrictions will eliminate 95% of all existing STRs. The Coastal Commission will most certainly reject this ordinance. Today, the Planning Commission should direct staff to review these restrictions with the Coastal Commission before wasting any more of your time.

You are on the same failed track as happened in 1997. This is moving at glacial speeds but you can eventually enact a draconian inland ordinance but the coastal version will hit a dead end. We are a very long way from a coastal ordinance. As Commissioners, how long do you want to deal with this? You should direct staff to review these restrictions with the Coastal Commission before wasting any more of your time.