

From: Scott Brennan <>
Sent: Monday, March 21, 2022 9:45 AM
To: Planning
Cc: Ty Lewis; Steve Martin; Maria Garcia; Steve Gregory; John Hamon; Fred Strong
Subject: Comment on Paso Robles Short-Term Rental Workshop

[EXTERNAL EMAIL]

Dear City Council and city planners,

My wife and I are homeowners and business owners in Paso Robles. I am writing today about the upcoming Paso Robles Short-Term Rental Workshop.

We would like to have the opportunity to buy a home in town and operate a short term rental. This process should be open to all local property owners.

The city rules and regulations about short term rentals seem reasonable, but we need more permits, and more permits for R-1 and east side homes as well. I understand there is wait list for such permits.

I strongly encourage you to double the number of permits available or lift the cap on permits and increase the number of eligible properties.

Thank you for your consideration,



Scott Brennan
Publisher

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From: Sabrina James <>
Sent: Monday, March 21, 2022 2:38 PM
To: Planning
Subject: Short Term Rental Ordinance Comments

[EXTERNAL EMAIL]

Planning Commission,

We participated in the questionnaire that was sent out, but wanted to take the time to highlight our thoughts on the STR permitting in Paso. We purchased our house on 9th Street back in June 2021 and have been utilizing the house both for ourselves and as a short-term rental since clearing the wait list in September 2021. My husband and I are looking forward to our retirement years, we hope to permanently move to Paso when the time comes. The views and thoughts I'm sharing with you are both through the eyes of a STR owner, but also a future resident of Paso.

First, I'd like to thank the commission for their well thought out plan. The concentration of STR's to the Square (out of the R-1, residential areas), not only provides the downtown with a constant flow of tourists & business, but it also protects us homeowners who are utilizing houses as STR's. We have had a very pleasant experience, both with our neighbors and the city. This is in stark contrast to others we know who have coastal rentals in areas that do not have such strict guidance and oversight as it relates to their STR permitting process. While we hope to never be the focus of a call, we also appreciate the STR hotline, again this helps us maintain a house that is utilized in the manner in which we intended it to be.

The number of permits and general process seem to be adequate. I don't believe the desired feel of Paso allows for the city to be overrun with chain hotels. Meanwhile the thriving wine tourism that Paso has become famous for, does require significant overnight accommodations. The STR market allows for the quaint feel of Paso to be maintained, while providing visitors with such accommodations. The reduction of R-1 permits also allows for residential neighborhoods to maintain their residential feel and provide much needed housing for the population of Paso.

If the current ordinance is renewed, which we fully support, we do have one area that we would like to have considered. Currently, only those in a T-zoned area have a transferable permit upon sale. We'd like the commission to consider expanding the transferability to all non R-1 permitted properties that are sold. Our property is zoned R-2, it has been a well established STR since 2014. It came fully furnished and professionally managed by Paso Robles Vacation Rentals. With listings already online, a management company in place and a solid rental history, this was truly turn-key for us...except for the wait list. Our wait was relatively painless and we gapped it with a longer-term rental opportunity, but fast forward to 2022 and a much longer wait list, this would no longer be an option for us. In most cases R-2 properties are right next to a T zone property, the neighbors are already accustomed to this arrangement and guests are looking forward to returning to their favorite rental. The stability that is gained from allowing permit transfers on these properties should be welcomed and would also be financially beneficial to the city by allowing for a non-disruptive flow of taxation revenues on such established properties. Of course, restrictions on the transferability can and should be considered. Perhaps only properties in good standing and a requirement that the transfer process begin within a set amount of time after closing. Thank you in advance for your consideration on extending the transferability of permits to all non R-1 permitted properties.

Sincerely,

Sabrina & Brian James (owners of Case de Mimosa)

From: Gavin Stanley <>
Sent: Tuesday, March 22, 2022 12:29 PM
To: Planning
Subject: Paso Robles Short-Term Rental Workshop Comment

[EXTERNAL EMAIL]

Hello,

Firstly, I would like to commend the Paso Robles local government for doing such a fantastic job creating a very desirable place to both live and visit. My wife & I fell in love with Paso Robles over many years of visits and recently acquired a second home there and are on the STR waiting list (our family home is in Santa Cruz).

In our opinion, the current relatively low ratio of STR permits to total housing stock disproportionately impacts low to middle income families that want to visit the Paso Robles area as it is far more cost-effective for such families to rent a house than to rent a number of hotel rooms to house the family during their stay in Paso Robles. Re completely understandable concerns around housing availability for local residents, particularly key workers in education/healthcare/service sectors, in our opinion that is best dealt with via supply side policies such as subsidizing local residents' house purchases/rents and/or building more homes. Increasing the STR cap for short-term rentals will increase long-term growth and tax revenues for Paso Robles that can be funneled back into subsidizing local residents' house purchases/rents and incentives for builders to create more affordable housing.

We believe that moving from a market control model via caps, price fixing, etc to a taxation and subsidization model will generate far more tax revenue and be more beneficial to both Paso Robles residents (more cheaper housing), small businesses (more tourism \$) and visitors (more cheaper places to stay) in the long run. Thank you for considering our submission and look forward to the workshop.

Faithfully,

Gavin Stanley

From: Richard Bohnsack <>
Sent: Wednesday, March 23, 2022 8:23 PM
To: Planning
Subject: Short term rental workshop comments.

[EXTERNAL EMAIL]

Hello,

I'm a resident in the City of Paso Robles.

I have been on the waiting list for a short term rental permit for about a year now.

I suspect I will never be afforded this opportunity due to the fact that short term rental status transfers on the sale of a property to the new owner. This provides little or no movement on the waiting list while creating major discrepancies in property values for those who retain the short term rental permit and those who don't. This provides a windfall of profit for those who are fortunate enough to have a permit in place. I can't imagine this was the intention when this ordinance was implemented.

I would like to suggest that upon sale of a residence the short term rental status is terminated and the new owner welcomed to be placed on the waiting list with the rest of us.

Thank you for considering my suggestion.

Sincerely,
Richard Bohnsack

Katie Banister

From: Michael Learned <>
Sent: Thursday, March 24, 2022 4:49 PM
To: Planning
Subject: short term rentals

[EXTERNAL EMAIL]

I would like to know what the city is looking to do to help protect families with small children like mine. We have six vacation rentals on our block alone and we have no control who comes to stay in these short term rentals. At least with long term rentals sex offenders have to register. So please before you turn more of my neighborhood into more strangers take young families safety into consideration.

Mike Learned

March 24, 2022 STR Workshop Comments Received

March 24, 2022

City Council and Staff,

Subject: Short Term Rentals

Thank you for having the Short Term Rental Workshop. It is great that you have a very functional structure in place.

We would encourage you to keep the cap on Non-hosted Short-Term Rentals where it is now and not to add any more capacity in the Single Family Residential areas. We have had issues in the past with a Short-Term Rental in our neighborhood.

Non-hosted Short-Term Rentals are more appropriate in the commercial and Multi-family zones. Since most of the people using Short Term Rentals are out of town and wanting to explore Paso Robles, it seems like that is a more appropriate location than the R-1 zone.

Thank you for setting up the structure for reporting violations.

Respectfully,

Larry Werner

Susannah Werner

741 Orchard Drive