

**From:** [David Gravlin](#)  
**To:** [Megan Wood](#); [Placer County Board of Supervisors](#); [EJ Ivaldi](#); [Bonnie Gore](#); [Suzanne Jones](#)  
**Subject:** [EXTERNAL] Adjustments to Short Term Rental Ordinance  
**Date:** Thursday, March 25, 2021 7:28:58 AM

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Board of Supervisors,

I am a Placer County resident with homes in Granite Bay and Northstar. It is my understanding that the Board may soon be asked to consider "adjustments" to the Short Term Rental ordinance adopted in 2019. These comments are regarding that ordinance.

The new regulations pushed by Supervisor Gustafson exacerbate the bias in favor of so-called "professionally" managed STRs that was already part of the original ordinance. Ironically, it is a bias that predominantly hurts Placer County residents in other Districts - many if not most of the owner-managed STRs are owned by people who are residents of other districts in Placer County, while the so-called professionally managed homes are predominantly owned by people who do not live close enough to Tahoe to manage the home themselves.

Supervisor Gustafson has stated that the ordinance was written to favor so-called professionally managed properties based on the assumption that "the professional manager will not risk their own business by allowing violations to occur at a home they manage." When asked for the data to support this position, she had none. When asked if she would be willing to reverse the bias and treat all STRs equally, she responded, "In the future, if we have data that does not justify the difference in fees then we can look at that." So, in other words, it's ok to create an ordinance that treats STRs differently, even though there is no data supporting that stance, but we will need to acquire data before we can equalize treatment.

But Supervisor Gustafson's argument for creating two tiers of fees and bureaucratic burden is based on an assumption that professional managers "care more" than an owner-manager. Really? That professional manager is most likely an employee, not the owner of any business. Who is going to care more about violations of the ordinance - an employee who has no vested or equity interest in the property, or an owner who will experience immediate and direct financial impact if their STR is not effectively managed?

The truth is that Supervisor Gustafson involved these so-called professional managers in the writing of the original ordinance from the beginning. Owner operators were only involved perfunctorily, after the ordinance was a fait accompli. That is why the differential treatment exists.

County staff has often mentioned that they researched STR regulations of other counties when creating the Placer ordinance. I did the same, and I could not find another instance where such drastically different fees and bureaucratic burdens were placed on STRs simply based on who is managing them. One must then wonder how this differential treatment found its way into the Placer ordinance? Again, this preferential treatment has no basis in data, and punishes STR owners who are more likely to be residents of other districts in Placer County.

I encourage the supervisors of Districts 1, 2, 3 & 4 to not defer to the district 5 supervisor on this issue. Residents of your district are being treated unfairly.

Thank you,

David Gravlin

**From:** Tahoe 72 <tahoe72@hotmail.com>  
**Sent:** Monday, December 21, 2020 3:22 PM  
**To:** Jayme Paine <jpaine@placer.ca.gov>  
**Subject:** [EXTERNAL] INPUT TO PLACER CO. BOS ON NEW STR REGULATIONS

Hi Jamie- per our conversation on 12/19/20 about continuing problems with STRs in my neighborhood, especially at 9861 Dip St, Kings Beach, I am forwarding my input to the BOS for revisions to current STR regulations I feel will help curb the abuses of these commercial business which Placer Co. has allowed into single family residential neighborhoods.

My concerns about STRs on Dip St, a cul de sac containing only 6 homes 2 of which are STRs, are well documented in prior BOS meetings. The current weak STR regulations have improved the trash issue and perhaps some of the parking issues, but have done NOTHING TO IMPROVE NOISE/ PARTYING ABUSE AT STRS! OF PRIMARY CONCERN FOR MY NEIGHBORS AND I ARE REPEATED AND UNABATED NOISY OUTDOOR HOT TUB AND DECK PARTIES @ 9861 DIP ST. Their outdoor hot tub lies 30 feet from my deck and living room. Any noise above QUIET DINNERTABLE CONVERSATION PENETRATES INTO MY LIVING SPACE AND TOTALLY DISRUPTS OUTDOOR SOCIAL USE OF MY DECK. The STR regulations in Placer have been totally ineffective in controlling these disturbances.

SO THESE ARE CHANGES I WOULD LIKE TO SEE IN STR REGULATIONS:

- 1)An IMMEDIATE FREEZE ON NEW STR PERMITS in residential neighborhoods.
- 2)MINIMUM 1 WEEK ST RENTAL PERIODS (preferably 2 weeks). This will deter groups who rent for 1-2 nights simply to throw group parties such as those that resulted in Air BnB shootings in Orinda, Hayward, NC, Cincinnati and Atlanta. These parties often involve drunken, loud, rowdy, and confrontational young people who feel entitled to cause as much disruption as they please because they paid the rent- neighbors be damned!
- 3) 15 **MINUTE IN-PERSON RESPONSE TIME** BY STR OWNER OR THEIR AGENT TO NEIGHBOR COMPLAINTS about STR problems. **30 MINUTE IN PERSON RESPONSE TIME BY PLACER CO. CODE ENFORCEMENT.** Code Enforcement at that time will issue a warning to STR owners and renters that their activities have disturbed the neighbors or violated County codes. A second call for the same rental group will result in progressive renter fines and owner citations. A 30 minute phone response by a STR agent and 1 hour delayed phone consultation with neighbors by Code Enforcement is ***intolerably long*** for the affected neighbors and does ***NOTHING*** to curb STR abuses/parties/neighborhood disruption! A half hour of disruption of the neighborhood is far too long. (Even 15 minutes is far too long!) This response time should be **for any time of the day the disruption occurs, not just after 10 pm.**
- 4) Residential neighborhood QUIET TIME (ambient noise level) be extended 24/7 – not just after 10pm. ***Much of the disruptive noise and party activity at STRs occurs during daytime.*** (Work related noise excluded between 8am and 5pm).
- 5) INCREASE CODE ENFORCEMENT STAFFING TO 5 or 6 WITH 2 OFFICERS RESPONDING TO STR COMPLAINTS. (See prior notes)
- 6) ONLY 1 STR PER PARCEL. No more than 1 STR per 100 homes in single family residential zones. Only 1 STR per residential street. This would decrease the total number of renters at one time. 9861 Dip St.

has 2 units and accommodates 'up to 13 guests'. There are 2 STRs on Dip St. -a very short cul de sac of 6 houses, and more than 10 STRs in lower Brockway with less than 50 houses total in that area.

7) The STR owner or their agent must VERBALLY inform a designated 'principal renter' in each STR group that they will be renting in a quiet residential neighborhood where noise IS NOT TOLERATED BY NEIGHBORS and that noise or other STR Code violations will result in progressive fines for the 'principal renter' and a citation for the STR owner. The 'principal agent' must then sign a legal document stating they understand they are responsible for keeping their group quiet and complying with other STR codes. Failure to do so will result in fines and owner citations.

8) ALL DECISIONS ON STR REGULATION MUST BE MADE TOTALLY INDEPENDENT OF CO. TOT INCOME!!! TOT biases the County towards STRs and owners and against tax paying homeowners/residents who are adversely impacted by STR abuses! ALL TOT INCOME should go directly to a fund dedicated to providing long term housing for local workers, decreasing the impact of overuse of the Tahoe Basin to which STRs contribute, incentivizing STR owners to long term rent, and relocating STRs to commercial zones near town centers where they will be less disruptive.

9) AS IN SOUTH LAKE TAHOE, STR OWNERS AND RENTERS MUST **BOTH** BE PROGRESSIVELY FINED FOR NUISANCE ABUSES. AND OWNERS MUST BE CITED AS ONE OF THREE STRIKES ON THEIR PERMIT EACH TIME A RENTER IS FINED.

10) The period in which STR owner citations count toward loss of permit should be at least 2 years (not one) **especially in view of the inadequate staffing and response capabilities of the current Placer Co. Code Enforcement team.**

11) ALL OUTDOOR HOT TUBS ON STR RENTAL PROPERTY WITHIN 50' OF A NEIGHBORING PROPERTY MUST BE ENCLOSED IN SOUND PROOF STRUCTURES THAT MUST REMAIN CLOSED TO THE OUTDOORS DURING TUB OPERATION.

12) ALL PERMITS ISSUED FOR STR PROPERTIES IN RESIDENTIAL ZONES MUST FIRST BE APPROVED BY AFFECTED NEIGHBORS. PERMITTING A COMMERCIAL BUSINESS NEXT DOOR TO A SINGLE-FAMILY RESIDENCE SIGNIFICANTLY CHANGES THE NEIGHBORHOOD CHARACTER AND QUALITY OF LIFE OF AFFECTED NEIGHBORS. THUS, NEIGHBORS SHOULD HAVE 'YEAH' OR 'NAY' INPUT ON THESE PERMITS.

13) ALL FUTURE STR PERMITS SHOULD BE CONFINED TO DESIGNATED COMMERCIAL ZONES NEAR TOWN CENTERS WHERE THEY WILL BE LESS DISRUPTIVE.

14) OWNERS OF CURRENT STRS SHOULD BE ENCOURAGED AND INCENTIVIZED TO RENT THEIR HOUSES LONG TERM TO LOCAL WORKERS WHO DESPERATELY NEED HOUSING. (See above TOT use note).

15) All current STR permits in residential neighborhoods must be terminated 5 years after issuance. Renewal of the permit can only be in designated commercial zones near town centers.

16) PLACER CO. NEEDS TO PAY ATTENTION TO THE OVERALL OVERPOPULATION OF THE TAHOE BASIN AND HOW THEIR LIBERAL STR POLICIES ARE CONTRIBUTING TO THE DEGRADATION OF THE LAKE ENVIRONMENT AND QUALITY OF LIFE.

I'll be happy to discuss any and all of these recommendations should any on the BOS be interested.  
Changes need to happen and quickly!

Thank you, John Burnham, Patricia and Stephen Lantz

3/8/21

To: Sup. Cindy Gustafson, Placer Co. BOS, Jayme Paine-Code Enforcement, Lindsay Romack, Brandy McMahon- TRPA

## REACTIONS TO TOWN HALL MEETING ON SHORT TERM RENTAL ORDINANCE REVISIONS

I attended most of the Zoom Town Hall hosted by Cindy Gustafson on 3/3/21. I must say I was EXTREMELY disappointed with the dismissive approach displayed when approaching the ongoing problems COMMERCIAL STRs create in our RESIDENTIAL neighborhoods. Cindy, you basically gave STR owners a 'pass' for their misconduct this past year because of COVID. This was both dismissive of and insulting to homeowners/ residents who have had to endure yet another year of the abuses at neighboring STRs even during COVID. It also completely ignores the fact that many of these STRs were regularly rented during the California Lockdowns and were never cited or fined!

Here are some obvious problems with the STR Ordinance and Code Enforcement:

- 1) 1.5 Code Enforcement Officers for 24/7 coverage of all of Placer Co. (or even just the Eastern portion), provide woefully and laughably inadequate coverage of STR problems! FOR COMPARISON: Placer Co. has at least 3,500 permitted STRs with 1.5 Code Enforcement Officers for a ratio of 1 Officer for every 2,333 STRs (1/2,333.) whereas The City of South Lake Tahoe, a much smaller geographic area, has 1,400 permitted STRs with 6 Code Enforcement Officers for a ratio of 1 Officer for every 233 STRs (1/233) or **10 times more STR Code Enforcement** than Placer co. **At the 1/2020 BOS meeting, Placer committed to 5 Code Enforcement Officers (1 for every 700 STRs (1/700)- still well below SLT coverage levels. WHERE ARE THESE PROMISED 5 CODE ENFORCEMENT OFFICERS??!!**
- 2) **ANOTHER COMPARISON SHOWING PLACER'S INADEQUATE RESPONSE TO STR ABUSES:** in 2020, El Dorado Co. opened 398 STR code violation cases by Dec. in a population of 726 permitted STRs and issued fines or citations in **at least 82** of these cases **RATIOS: 1 case opened for every 1.8 STRs (1/1.8); citations issued- 1 for every 8.9 STRs (1/8.9) Whereas Placer Co. issued a pitiful 5 citations** in a population of over 3,500 STRs. **RATIO: 1 citation per 700 STRs (1/700)** again demonstrating the inadequate staffing of Placer Co.'s STR Code Enforcement and Placer's policy of only paying 'LIP SERVICE' to STR abuse regulation. (My neighbors and I reported **more than** 5 citable offenses/ abuses at 9861 Dip St., Kings Beach during 2020 alone [including renting during covid lockdown, more than the allowed 3 cars in the driveway, loud outdoor hot tub parties, etc] and no citations were issued). I doubt if Placer would even have passed the weak STR regulations they did if they had not been mandated by TRPA! **Covid is not an excuse for inadequate Code Enforcement staffing and response!**
- 3) Code Enforcement Officers must be sent out in teams of 2 on STR complaint calls especially if the Code Enforcement Officer is a female! These calls are potentially violent: **witness the recent assaults on one of your female Code Enforcement Officers by an angry ST renter when she answered a STR complaint call!!**

- 4) A Code Enforcement Officer answering a STR complaint call ALONE will be HIGHLY UNLIKELY to issue appropriate fines and citations to disruptive STR renters and owners when they know they have no one to immediately back them up and that their lives may be in danger on the complaint call. No wonder the problem STR in my neighborhood at 9861 Dip St., Kings Beach has never, to my knowledge, had any fines or citations despite more than 20 calls by me and my neighbors to the Placer Co. Sheriff (before the STR Ordinance), CHP, STR hotline, Air BnB Customer Complaint line, and letters to the BOS and Code Enforcement over the past 2 years!
  
- 5) Sup. Gustafson stated basically that during Covid, Placer Co. has not had enough experience locally with the current Ordinance to make changes yet. This seems duplicitous to me: nationwide experience is overwhelmingly against STRs in residential neighborhoods with many cities totally banning them; local experience at South Lake Tahoe and in El Dorado Co. have demonstrated progressively restrictive regulations and crackdowns on the numbers of STRs due to their repeated neighborhood disruptions (recently reported in the SF Chronicle). Incline Village residents are actively organizing to force Washoe Co. to ban STRs in their neighborhoods. **THIS IS NOT ROCKET SCIENCE NOR DOES IT 'REQUIRE FURTHER STUDY'** – STRs have been shown to repeatedly cause disruptions in residential neighborhoods depriving local neighborhood residents and home owners of their **legally guaranteed right to peace and quiet in their own homes!**

So, I am submitting these reactions and my prior list of revisions to the current STR Ordinance and Code Enforcement that my neighbors and I want to see. In my neighborhood, **neighbors on 3 sides of the STR** at 9861 Dip St. have documented well over 20 calls over 2 years regarding problems at this STR yet it still continues to disrupt our neighborhood peace and quiet regularly and Placer Co. has not done nothing to alleviate these problems under the current Ordinance. We are very disappointed with Placer County's impotent approach to STR regulation which has permitted disruptive COMMERCIAL BUSINESSES into our quiet RESIDENTIAL neighborhoods without neighboring resident/owner approval. Placer clearly values TOTs above the quality of life.

John Burnham (neighbor immediately west of 9861 Dip St. STR.)

Stephen and Patricia Lantz (neighbors to the south and across Dip St. from 9861 Dip St. STR)

Steven Sumner and Lisa Lawrence (neighbors immediately east of 9861 Dip St. STR)