

From: [STR](#)
To: [Megan Wood](#)
Subject: FW: [EXTERNAL] A few comments regarding passed STR meeting Jan 25th
Date: Monday, January 31, 2022 8:32:11 AM

From: Alexander Haefner <alexhaefner@gmail.com>
Sent: Friday, January 28, 2022 11:04 AM
To: STR <STR@placer.ca.gov>
Subject: [EXTERNAL] A few comments regarding passed STR meeting Jan 25th

Hi there,

I am currently an STR permit holder. I love the tahoe region and rent my home at times when I am not using it on a short term basis. I have done my best to be a good neighbor, have met most of my neighbors and try my best to rent to folks who will respect the neighborhood and are coming to tahoe to enjoy the beautiful nature.

I just wanted to make a few comments:

- I would still own my home regardless of if the STR permit system existed. I absolutely believe there are issues with some folks buying homes to flip them into STRs, but I am not one of them. I am fortunate to be able to own a second home. I love tahoe and try to spend many weeks there a year and am hosting my wedding there and do as much as I can to support the local community. I mention this because I think the reality is there are a lot of folks like myself (California has a lot of well to do people) who would buy up the housing stock as second homes regardless of the STR permit system, which will still put pressure on prices regardless of the STR system. I believe there has to be more development of apartment buildings and things that are not single family homes in order to better support more folks living in and around the tahoe basin. I don't have a solution to this, but there could be transaction fees added to home transactions that are second homes, or registered to LLCs, etc.
- Just want to reiterate I think there needs to be more development in east placer county.
- I like that STR taxes have gone up by 2.5%. I am not renting my home to make money on it, but rather to allow others to experience tahoe when I cannot use the home, and I am happy to pay taxes to the local community. I also pay people to maintain my property when I am not there and do cleanings. I want to support the local economy as much as possible. I mention this because I'd rather there are higher taxes to disincentivize profit-makers than there are limitations on STR permits.
- I would like the system to be more clear. Documentation online for the STR permit has at times been confusing. I pay my taxes every quarter, have a local representative and signage in the house as required. I do think documentation could be clearer on renewal and payments.
- I am not personally in favor of repealing the STR, but would prefer higher taxes, and using the money to fund more housing development.

I wrote this before Jan 25th but forgot to send it, but am sending it now to be helpful. Given the changes announced today, I'd like to know if I need to do anything to renew the STR permit or what happens now?

Hope these comments help!

Alex

From: [STR](#)
To: [Megan Wood](#)
Subject: FW: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?
Date: Monday, February 7, 2022 1:37:12 PM

From: Jaysa Zablatzky <jaysa@zablatzky.com>
Sent: Monday, February 7, 2022 1:33 PM
To: STR <STR@placer.ca.gov>
Subject: Re: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Just in case the letter that my association sent to the Board regarding this doesn't get to through another method:

February 7, 2022

Placer County Board of Supervisors
c/o Clerk of the Board of Supervisors
BoardClerk@placer.ca.gov

Dear Board of Supervisors:

Northstar Village Association (NVA) represents 215 residential condominium units in the Village-at-Northstar, which is at the base of the Northstar California resort, and where most of the resort's patrons access the ski slopes. The vast majority of these condos offer short term rentals (STRs) year-round. Many condo owners purchased with intention of relying on STR revenue to offset their cost of ownership. The County has also recently approved significant expansion of the Northstar California by way of the Northstar Mountain Master Plan (NMMP), which presumes additional visiting patrons will use STRs in the Village to mitigate the traffic and other environmental impacts from that expansion. In sum, the community, including the County by way of approving the NMMP, has relied on the Village providing STRs given its proximity to Northstar California. The Village is self sufficient and not a burden on the County or community at-large. Instead, it provides a source of property tax and transient occupancy tax revenue that have funded several County improvements to everyone's benefit.

The more renters the Village-at-Northstar can accommodate for tourists, the less those visitors will take up housing stock that otherwise could be used for long-term rentals. NVA is not aware of a single long-term (e.g., 1 year or longer) lease by its unit owners in the 15 years of the Village's existence. Accordingly, NVA requests that the specific provisions of the proposed Placer County STR Ordinance continue the Village's exemption from that Ordinance, and allow the residential condo units within the Village to continue with STRs to the extent possible. That would be

consistent with expectations, and will benefit the community and the environment.

First, we ask the Board of Supervisors to enable the administrator of the proposed STR Ordinance to develop an exemption list that permits multi-dwelling units in villages adjacent to ski resorts, such as the Village-at-Northstar, to be permanently exempt from the STR Ordinance. Exemptions under the current STR Ordinance have been granted due to the fact that the Village operates essentially like a hotel as discussed below. With the currently proposed STR Ordinance, Placer County is removing this historical exemption list and is requiring everyone that has a short-term rental to obtain a STR permit. We ask the Board of Supervisors to reconsider this aspect of that ordinance.

Second, in the absence of an exemption list, we ask that the currently proposed STR Ordinance be clearer that multi-dwelling units in villages, like the Village-at-Northstar, will not require STR permits if they fall within the proposed ordinance's "Condo Hotel" exclusion. As defined in the currently proposed STR Ordinance, properties are considered to be a Condo Hotel when they *"function as a hotel but have been subdivided into separately saleable units due to the similar nature of these properties to hotels in the region, including centralized fire and life safety systems, front desk access to all rooms, and 24-hour on-site management to enforce noise standards, trash collection and parking."*

The Village meets this definition because it has:

- (1) underground parking structures like a hotel,
- (2) onsite management,
- (3) a front desk for guests,
- (4) rules regarding trash, noise and a myriad of other guest-related issues with steep fines to enforce them,
- (5) centralized trash collection and removal;
- (6) centralized fire suppression and alarm systems with communication facilities,
- (7) annual fire inspections conducted by Northstar Fire Department, and
- (8) private security currently facilitated by Northstar Public Safety.

So we ask that the ordinance change the word "including" to the word "comprising" to make clear that meeting these criteria is sufficient.

As noted above, STRs allow NVA's members to defray a major portion of their expenses by renting their vacation homes during times when they are not using the properties. This flexibility is a common feature in resort communities. It is doubtful that a significant number of our Village-at-Northstar members would choose to rent their homes on a long-term basis because that is inconsistent with the primary purpose of having a "vacation home." Additionally, it is NVA's concern that if the Board of Supervisors does not exempt them or find ski resort villages as meeting the Ordinance's definition of Condo Hotels, a future owner in the Village who does want to create a new STR will be unable to obtain a STR permit given the proposed cap on the number of STRs allowed. That would be detrimental to all, costing the County transient occupancy tax revenue while not enabling any additional housing for long-

term use.

NVA urges the Board of Supervisors to examine the proposed STR Ordinance, and to consider the condominiums in the Village-at-Northstar as either exempt per a list, or as meeting the “definition of Condo Hotel” and in doing so excluding them from the STR Ordinance.

Thank you for your consideration.

Regards,

Daniel N. Kassabian, President

Best,
Jaysa

Jaysa Zablatzky
Pellego | Z Retreats
Real Estate | Property Management
CA RE License #02038839 | MBA | MFA
415-271-9561 (M)
jaysa@zablatzky.com

On Mon, Feb 7, 2022 at 10:04 AM STR <STR@placer.ca.gov> wrote:

Of course! You can find that information in our Fact Sheet on our website: [Short-Term Vacation Rental Program | Placer County, CA](#)

From: Jaysa Zablatzky <jaysa@zablatzky.com>
Sent: Monday, February 7, 2022 10:03 AM
To: STR <STR@placer.ca.gov>
Subject: Re: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Ok thanks!
Can you point me to an updated list of the documentation I will need to provide on Apr 1st?

Best,
Jaysa

Jaysa Zablatzky
Pellego
Real Estate | Property Management
CA RE License #02038839 | MBA | MFA
[415-271-9561](tel:415-271-9561) (M)
jaysa@zablatzky.com

From: STR <STR@placer.ca.gov>

Sent: Monday, February 7, 2022 9:44:39 AM

To: Jaysa Zablatzky <jaysa@zablatsky.com>

Subject: RE: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Hi Jaysa,

You cannot submit an application until April 1, 2022, because we're changing permitting systems. You'll be in the second priority group to apply in the new system.

Best,

Jasmyn Carr

Administrative Clerk - Journey

Community Development Resource Agency-Tahoe

775 N. Lake Blvd.

Tahoe City, CA 96145

530-581-6234

From: Jaysa Zablatzky <jaysa@zablatsky.com>

Sent: Monday, February 7, 2022 9:36 AM

To: STR <STR@placer.ca.gov>

Subject: Re: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Is there any way I can do my STR permit application now? I would have just done my permit originally if I had known the exemptions were going to be stopped. I'd like to be in the first priority wave or do it now.

Best,
Jaysa

Jaysa Zablatsky

Pellego
Real Estate | Property Management

CA RE License #02038839 | MBA | MFA
[415-271-9561](tel:415-271-9561) (M)

jaysa@zablatsky.com

From: STR <STR@placer.ca.gov>

Sent: Monday, February 7, 2022 9:00:47 AM

To: Jaysa Zablatsky <jaysa@zablatsky.com>

Subject: RE: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Hi Jaysa,

Thank you for reaching out with your question. I have checked out list of approved exemptions and see your address (unit 208 3001 NORTHSTAR DR, TRUCKEE, CA 96161) is on it.

You will be part of the second priority group when we begin processing STR permits for the 2022 permit cycle. For more information, please check out our website: [Short-Term Vacation Rental Program | Placer County, CA](#)

Best,

Jasmyn Carr

Administrative Clerk - Journey

Community Development Resource Agency-Tahoe

775 N. Lake Blvd.

Tahoe City, CA 96145

530-581-6234

From: Jaysa Zablatzky <jaysa@zablatzky.com>

Sent: Wednesday, February 2, 2022 7:06 PM

To: STR <STR@placer.ca.gov>; Jayme Paine <jpaine@placer.ca.gov>

Subject: [EXTERNAL] My STR in an exempt Residential Association - Am I in compliance?

Hi Placer STR,

I own/manage a STR in an exempt Residential Association. I submitted a written exemption request and submitted the supplemental documents required. However, I really can't remember how I submitted them and I can't seem to find anything in my email. Is it possible to look up if I hold a valid exemption and am in compliance? If not, I would greatly appreciate assistance with updating my exemption so that I will be able to use safe harbor ("Current 2021 approved exempted properties will be offered a one-time safe harbor

period to apply for a 2022 STR permit within 90 days of March 31, 2022")

I have been paying my quarterly TOTs:

TOT Certificate Details

Certificate No 70946

Registrant ZABLATSKY, JAYSA

Parcel 103-060-008-000

Property Address 3001 Northstar Dr #208, Truckee Ca

Owner ZABLATSKY MARC H & ZABLATSKY JAYSA K

Local Contact Jaysa Zablatzky

Local Contact Phone 4152719561

Best,

Jaysa

Jaysa Zablatzky

Pellego | Z Retreats

Real Estate | Property Management

CA RE License #02038839 | MBA | MFA

415-271-9561 (M)

jaysa@zablatsky.com

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From: [Jodi DiStasio](#)
To: [Megan Wood](#)
Subject: [EXTERNAL] Fw: Positive Benefits for STR permits in Placer county for Hosts and The local economy! Meeting for FEBUASRY 8TH
Date: Monday, February 7, 2022 10:59:13 PM

FOR 2/ 8 meeting since meeting is being held in Auburn

Thank you,
Jodi DiStasio

----- Forwarded Message -----

From: Jodi DiStasio <jodi.distasio@att.net>
To: mwood@placer.ca.gov <mwood@placer.ca.gov>
Sent: Monday, February 7, 2022, 10:46:36 PM PST
Subject: Positive Benefits for STR permits in Placer county for Hosts and The local economy!

Good Evening Placer County Board

Please take into consideration the benefits for STR in Placer County for all.

We are making our STR rentals A great boost for our local economy for tourism and enhancing our beautiful Lake Tahoe enviroment .For all visitors to our area we do not have enough beds and motels to handle our tourism infux for all of our visitors and locals to enhance and spend dollars to support our economy, seasonally and year round,.

. Local retail shops., businesses restaurants, seasonal businesses all add to the tax dollars for business tax ,STR, permits , TOT taxes and Property taxes every quarter and year for Placer County, They are doing improvements to our local towns, side walks. beaches, roads, transportation, safety, traffic controls and much more!
For Long Time residents, homeowners on a fixed income, minimal jobs and pay, retired homeowners we need this STR to assist with our lifestyle and residences to able to afford our homes and chose to rent out STR to assist with the rising costs of property taxes STR permit fees TOT taxes utility bills mortgages insurances etc..
For hundreds of years, the hospitality business in Europe, pensiones and rentals for visitors and guests have been a staple and has enhanced tourism and generate income.

you have enstated new laws and regulations for STR.

IT is a benefit for all of The Placer County home owners and locals to support STR in our [area.to](#) boost our economy and help homeowners.

- 1) possibly limit new STR permits for new homeowners.
- 2) Focus on possibly hiring new animal control deputies for Placer county beaches and trails here in Lake Tahoe Basin DOG waste and barking disterbances need more attention!
- 3)Day use visitors and Trash and parking impacts are also getting blamed on STR rental guests. need to be revisited.
- 4) there has been an abandoned property in Placer county, which could be part of the solution for affordable housing at the Tahoe INN which could be turned into studios or apartments. but is being held and owned which is a corporation. for years and sits

as a enviromental eye sore! abandoned HELP!

WE need to support our local home owners and Air BNB community which helps us all,.especially locals that live on our properties and close by to manage, with the new influx of property owners that are not Full Time Residents which seem to be an issue on this STR permitting balance.

Thank you for your consideration.

Looking forward to hearing you response and a fair balance on STR in Lake Tahoe.

We really need to have our rights to STR and balancing our economy with all the benefits that placer county and the local community recieves from STR.

Thank you again ,

Kind regards,

Long time resident

Jodi DiStasio

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From: [Jodi DiStasio](#)
To: [Megan Wood](#)
Subject: [EXTERNAL] Positive Benefits for STR permits in Placer county for Hosts and The local economy!
Date: Monday, February 7, 2022 10:46:18 PM

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Thank you again ,
Kind regards,
Long time resident

Jodi DiStasio

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From: noreply@civicplus.com
To: [Board Clerk](#)
Subject: [EXTERNAL] Online Form Submittal: Public Comment Submission
Date: Thursday, February 3, 2022 11:56:21 AM

Public Comment Submission

Please submit your Public Comment for the Tuesday, February, 8th, Board of Supervisors Meeting here.

Name John Welch

Email (Optional) jxwelch@gmail.com

Agenda Item (Optional) 11A Short-Term Rental Ordinance Adoption

Comments Hello,

I am writing to ask that you please officially recognize the condo units in the Northstar Villages as "condo-hotels" per the new ordinance. My wife and I support the intent of the new ordinance to limit the number of family homes being turned into vacation rentals. The condos at Northstar were built to be vacation and short-term rental units, not full-time family homes. We enjoy using the place several times per year with our family, and we could not afford to keep it without the rental income. Anyone else purchasing it would be using it part-time as well. These units are part of the solution to the housing crunch, not the problem.

Thank you,

John & Alissa Welch
owners of Catamount 405 at Northstar

Attach a document *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

From: [STR](#)
To: [Megan Wood](#)
Subject: FW: STR Moratorium Update
Date: Friday, January 28, 2022 8:03:37 AM
Attachments: [image001.png](#)
[image002.png](#)

From: Michael McDermott <johnmichaelmcdermott@hotmail.com>

Sent: Thursday, January 27, 2022 4:19 PM

To: STR <STR@placer.ca.gov>

Subject: [EXTERNAL] Re: STR Moratorium Update

I think that if you get rid of the TRPA and institute the HRP (human regional planning authority) than we can focus on the problem by getting rid of it!

Why not let property owners expand to accommodate the problem? The TRPA was created to limit and make it very difficult, but now we're in a situation where we need to make it easy.

Decades and times have changed, so maybe Placer County can pull its head out of the 1%'s and wherever is head is and start considering citizens of need and less of that 1% that really isn't needed in our communities.

The TRPA is ruining our precious community so that "they can profit from it" and I for one can't wait to join the class action lawsuit against them and the stupid Counties involved over the last 40 years. I can't wait!

Regardless, have your Nazi meeting to tells us what to do to protect your precious TRPA money making Nazi arrangement with corrupted politicians of decades old, because we will have our day in court.

Reparations are being made from actions of cities and counties over the last hundred years in communities from every part of our Country.

I can't wait for us to be represented for the abuse of both the TRPA and Placer County, of which neither really had the authority. This is being proven in the horrible and abusive actions taken against other CITIZENS. Again, I can't wait to join the class action to bankrupt both the TRPA and Placer.

You might think you are doing a service, but what you are doing is continuing the abusive upons taken against Citizens and homeowners over greed, in the so called name of conservancy. Yes, in the name of conservancy for the fillers of the greedy aristocrats of the have been then and apparently the more greedy.

You might think that the laws that discriminated 40 years ago don't apply now and that there isn't recourse back to then because of statute of limitations, but that is a grave mistake taken by those who profit.

We will get our reparations. Just because there are statutes on normal laws, there are none on the decades old actions that are truly against either or both the US Constitution or any of its Addmenments.

Again, I can't wait to join a class action against the TRPA and personally with Placer County.

Placer specifically, because it fills Tahoe coffers and ships the dollars to fund Western Placer. I for one want North Shore Tahoe to succeed from Placer County, as we have no need for thier services at such a grave cost to benifit Auburn.

Sincerely
Mr. McDermott
310.736.8052

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: STR <STR@placer.ca.gov>
Sent: Monday, August 23, 2021 8:10:03 AM
Subject: STR Moratorium Update

Greetings North Lake Tahoe Community –

On July 27, 2021 the Placer County Board of Supervisors adopted an urgency ordinance establishing a 45-day moratorium on the issuance of all **NEW** Short-Term Rental permits. The moratorium was in response to the community concerns related to growing visitation resulting from the COVID-19 pandemic, increased use of STRs in the Tahoe region over the last decade, and recent concerns regarding the current real estate boom which has resulted in an increase in second homeownership and decrease in available workforce housing stock. The Board adopted the urgency ordinance to temporarily pause the issuance of new STR permits so staff could further study the issues related to STRs and explore revisions to the STR Ordinance that would help preserve residential neighborhood character and integrity, and workforce housing in the Tahoe region.

Since the July 27, 2021 Board hearing, staff has had discussions with key stakeholders, researched STR best management practices, and has begun to etch out potential revisions that could be considered in a comprehensive STR Ordinance update. Accordingly, on August 31, 2021 the Board of Supervisors will conduct another public hearing to consider adoption an urgency ordinance to extend the moratorium until March 31, 2022. Extension of the moratorium will ensure permits for STR uses are established only under adequate regulations currently under review, and the continued imposition of a moratorium will give the County time to introduce, review, and adopt a comprehensive revision to the STR Ordinance.

The staff report for the August 31, 2021 urgency ordinance extending the moratorium on issuance of new STR permits, along with a STR moratorium FAQ sheet, can be found on the County's STR webpage here:

<https://ca-placercounty.civicplus.com/6109/Short-Term-Rental-Program>

The agenda for the Board of Supervisors August 31, 2021 meeting will be posted to the following webpage by Friday, August 27: https://www.placer.ca.gov/7055/_2021

For any questions regarding the STR moratorium, please contact the STR program at: STR@placer.ca.gov or 530-581-6234.

Crystal Jacobsen | Deputy Director - Tahoe
Placer County Community Development Resource Agency
775 North Lake Boulevard, Tahoe City, CA 96145



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From: NotaryNanette@mail.com
To: [Megan Wood](#)
Subject: [EXTERNAL] Airbnb's
Date: Friday, January 28, 2022 1:31:58 AM

Supervisors:

The benefits to the community having Airbnb's in the county are endless.

They bring families together. Funerals, Showers, Weddings, rafting.....this is what kind of bookings I get. My listing is for a maximum of 6 people. No more. No parties are allowed. No smoking of any kind is allowed! No pets! My neighbors all have my personal phone number.

I tell my guests all the great places to go Wine tasting on the Placer wine trail, I direct them to Old Town to eat and recommend local coffee shops and pizza places etc. My guests hardly eat at my home. They go out! They spend money on food in town. They are on vacation and they don't want to cook.

My yard and house are impeccable. It has to be. Compared to my neighbors there is none.

I average 2 to 3 bookings a month. Otherwise there is no activity at the house. All is quiet.

An empty house is a very quiet neighbor.

I hope that you don't ban all of us from making a living (in my case this is my supplemental retirement) on an asset that other wise would be a full time rental. Full time rentals are not usually cared to by the tenants. The renter does not care about the property. With an Airbnb The host can access the property in between guests. Fix things... yard care. It has been a blessing. To me, my neighbors, travelers that just don't like hotels and want to stretch out and feel safe. Please keep Airbnb's in Placer County. They spruce up the neighborhoods they bring in the consumer which generates revenue. I hope that I have made a good argument for keeping them and not banning them. They are an asset.

Sincerely,

Nanette Newman

Sent using the mobile mail app



NORTHSTAR VILLAGE ASSOCIATION

February 7, 2022

Placer County Board of Supervisors
c/o Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603
BoardClerk@placer.ca.gov

Dear Board of Supervisors:

Northstar Village Association (NVA) represents 215 residential condominium units in the Village-at-Northstar, which is at the base of the Northstar California resort, and where most of the resort's patrons access the ski slopes. The vast majority of these condos offer short term rentals (STRs) year-round. Many condo owners purchased with intention of relying on STR revenue to offset their cost of ownership. The County has also recently approved significant expansion of the Northstar California by way of the Northstar Mountain Master Plan (NMMP), which presumes additional visiting patrons will use STRs in the Village to mitigate the traffic and other environmental impacts from that expansion. In sum, the community, including the County by way of approving the NMMP, has relied on the Village providing STRs given its proximity to Northstar California. The Village is self-sufficient and not a burden on the County or community at-large. Instead, it provides a source of property tax and transient occupancy tax revenue that have funded several County improvements to everyone's benefit.

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February 7, 2022
Page 2

in the currently proposed STR Ordinance, properties are considered to be a Condo Hotel when they *“function as a hotel but have been subdivided into separately saleable units due to the similar nature of these properties to hotels in the region, including centralized fire and life safety systems, front desk access to all rooms, and 24-hour on-site management to enforce noise standards, trash collection and parking.”*

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- (8) private security currently facilitated by Northstar Public Safety.

So we ask that the ordinance change the word “including” to the word “comprising” to make clear that meeting these criteria is sufficient.

As noted above, STRs allow NVA’s members to defray a major portion of their expenses by renting their vacation homes during times when they are not using the properties. This flexibility is a common feature in resort communities. It is doubtful that a significant number of our Village-at-Northstar members would choose to rent their homes on a long-term basis because that is inconsistent with the primary purpose of having a “vacation home.” Additionally, it is NVA’s concern that if the Board of Supervisors does not exempt them or find ski resort villages as meeting the Ordinance’s definition of Condo Hotels, a future owner in the Village who does want to create a new STR will be unable to obtain a STR permit given the proposed cap on the number of STRs allowed. That would be detrimental to all, costing the County transient occupancy tax revenue while not enabling any additional housing for long-term use.

NVA urges the Board of Supervisors to examine the proposed STR Ordinance, and to consider the condominiums in the Village-at-Northstar as either exempt per a list, or as meeting the “definition of Condo Hotel” and in doing so excluding them from the STR Ordinance.

Thank you for your consideration.

Regards,

Daniel N. Kassabian, President

cc: Cindy Gustafson, District 5 Supervisor (supervisorgustafson@placer.ca.gov)
Sophie Fox, District 5 Director (sfox@placer.ca.gov)
Katelynn Hopkins, District 5 Deputy Director (khopkins@placer.ca.gov)

From: noreply@civicplus.com
To: [Board Clerk](#)
Subject: [EXTERNAL] Online Form Submittal: Public Comment Submission
Date: Thursday, February 3, 2022 9:13:37 AM

Public Comment Submission

Please submit your Public Comment for the Tuesday, February, 8th, Board of Supervisors Meeting here.

Name Pamela Dickerman

Email (Optional) pdickermn@yahoo.com

Agenda Item (Optional) 5A Short-Term Rental Ordinance Updates

Comments

Thank you BOS for tackling the STR issue in Eastern Placer county. I listened in via Zoom to the Jan 25 BOS meeting discussing the updated STR permit process, and I have read through the document. I understood the reasoning in the zoom meeting for moving most of the previously "exempt" properties into the STR program and removing the "exempt" list. I appreciate the spirit of having an STR permit to ensure proper oversight, contact info, fire inspections and so on for STRs.

I'm writing not only on my behalf, but as a representative of the Village-at-Northstar HOA Board of Directors. This covers Welk (northstar lodge), One Village Place, Iron Horse North and South, Catamount, Great Bear, and Big Horn.

I've heard informally that the Village-at-Northstar condos (within the village itself) *will* be considered condotel and therefore not included in the ordinance. But until the list is published formally, I'm nervous.

Previous, most all the village buildings were was on the long "exempt" list.

Per the definition condotel in the proposed ordinance, I'm hopeful they will be included and not covered by the ordinance. Village-at-Northstar and Village-at-Squaw are literally both within the resort property, have underground parking, onsite management / garbage, 24x7 security, front desk, annual fire inspections, etc. This is where you do want the STR properties to be located. In some resort communities, these type of onsite resort properties are required to have STRs and a specifically high occupancy rate to help keep the resort "traffic" at the resort.

My fear is that if the onsite resort buildings are not considered condotels and are included in the STR larger pool, a future owner in the village who does want to create a new STR will be unable to obtain a STR Permit if the limits are hit. Even if this only impacts a few condos, it would be catastrophic and is the opposite scenario desired.

A future option might be to have a separate STR permit pool with no cap for specific resort properties. I realize this can not be implemented at this time.

My other longer term recommendation is to have a SEPARATE unlimited STR pool for specific areas such as Northstar and Olympic Valley. I realize there is some residential in both these areas, but the whole purpose of both resorts is for vacation owners. As an owner in the Northstar Village, I would be MORE THAN HAPPY to apply for an STR permit if I was confident that there was no limit on the number of permits available in these resort areas.

Thank you again for your service! - Pam Dickerman Iron Horse North 105 - 3001 Northstar Drive - Village at Northstar - Truckee

Attach a document

[snow.jpg](#)

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From: [Robert McGee](#)
To: [Supervisor Gustafson](#); [Placer County Board of Supervisors](#); [Board Clerk](#)
Subject: [EXTERNAL] Short Term Rental Regulations
Date: Monday, February 7, 2022 11:17:36 PM

February 6, 2022

Dear Board of Supervisors:

We are writing in regards to your upcoming vote on short term rental restrictions in Eastern Placer County.

Regrettably, we could not attend the meeting in person as it conflicted with the work day, however, we greatly appreciated being able to watch the video testimony. The two most important problems that the board has been asked to solve appeared to be the lack of long term, affordable work force housing and complaints related to STR guests (parking, noise, garbage, etc....) While it was clear that these are formidable issues and some of the speakers were suffering distress related to these problems, what was far less clear was how capping STRs will solve them.

Several homeowners at the meeting noted that they would not switch to long term rental despite the proposed changes. Countless others have written to the board throughout the comments period stating that they have no intention of using their vacation home for long term tenants, which stands to reason given that most are second homes and would be unavailable for personal use should they be rented long term.

Data from the July 27, 2021 "Urgency Ordinance Moratorium on Issuance of New Short-Term Rental (STR) Permits" shows 15,747 total housing units in East Placer. Of those, nearly 70% were considered "long term rental/vacant second home" and only 2832 (18%) were deemed STRs. 75% of those STR units are single family homes. Given the median home price of roughly \$1mm, many of these units would not qualify as "affordable housing" making the number even smaller. The recent surge in home prices is pandemic driven. While the future is unknown, housing prices on the North Shore of Tahoe were stagnant for many years before increasing significantly following the advent of the COVID pandemic.

As another data point, South Lake Tahoe's STR rules were fully implemented as of Dec 2021. STRs are now 3.5% of the housing stock, yet housing prices have risen from a median of \$460k to a median of \$621k, a 35% rise in that time period further demonstrating that STRs are not driving housing prices.

Regarding complaints, the, "Urgency Ordinance Moratorium on Issuance of New Short-Term Rental (STR) Permits" shows that there were 193 total through the first half of 2021. If the

second half of the year followed the same trend, perhaps there were 400 complaints out of how many total STR rental nights? This data wasn't presented anywhere I could find, but for 2832 STR units, it seems like a small number. We have been in our neighborhood, which has numerous STRs, for over 25 years and have seen one or two STR related issues in that time. In our own personal experience, these complaints were substantially outpaced by long term renter issues during that same period. As a basis for comparison, it would be important to note how many noise, parking and garbage complaints were filed that didn't involve STRs in 2021.

Furthermore, several of the speakers noted that they had complained repeatedly. Is this because there are so many problems at that site or are there certain individuals who have a higher sensitivity to personal space, noise, etc...? Either way, perhaps these are issues that may be more effectively treated at the individual site rather than systemically. Our own past experience with long term tenants in the area was abysmal. Most others that we know that have tried long term rentals, including "local" homeowners, have had a similar experience.

Homeowners are being asked to pay increasing property taxes, assessments, and new fees for fire safety and suppression, generating significant revenue for the area. Couldn't a portion of this new revenue be appropriated to build, repurpose, or remodel truly affordable workforce housing that is within walking distance to commercial districts which would help to manage traffic and congestion as well?

Everyone contributes to the community in different ways. Given the contributions and sacrifices that homeowners make, and the lack of evidence that restrictions will solve the primary problems, we respectfully request that the board reconsider the proposed STR restrictions.

Respectfully,

Rob McGee